

HOMES OF CHARACTER



ONE-HUNDRED-DESIGNS

By ROBERT L. STEVENSON, ARCHITECT

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Homes of Character

HOMES OF CHARACTER



"I would have our ordinary dwelling houses built to last, and built to be lovely; as rich and full of pleasantness as may be, within and without, with such difference as might do to express each man's character and occupation—and partly his history. When we build, let us think that we build forever. Let it not be for the present life nor for present use alone—let us think, as we lay stone upon stone, that a time is to come when these will be held sacred because our hands have touched them, and men will say as they look upon the labor and substance of them:

'See! This our Fathers did for us.'

—*John Ruskin.*

FOREWORD

THIS book of plans is published to help those who contemplate building a home and in the hope that it may promote the building of homes of character; for there is no more important factor in civic welfare than good homes, influenced as we all are by our intimate surroundings.

Architecture deals with the design of buildings, both their outward and visible appearance and their inward physical grace. Good architecture is not a matter of expense but of taste in the selection and arrangement of materials. Two houses may contain identical materials and cost the same yet one be a hopeless hodgepodge of disturbing incongruities, while the other, designed by a trained architect, may through proper proportion, good scale and refined arrangement give pleasure to all who see it and be an inspiration to those who live within.

The rapid development of suburban tracts has caused a great demand for homes of character, planned with an idea of comfort and convenience as well as artistic merit, and it is encouraging to see the attention now being given to domestic architecture.

The plans in this book have been designed with a view to economy in space and cost; and the one hundred homes illustrated offer a wide range of choice in selecting a house pleasing to its owner and suited to its location.

In the brief description accompanying each design are given the extreme width, which will determine the size of lot required, and suggestions as to the location with respect to the points of the compass.

The pictures on pages 12 to 25 show a few of the homes built from the author's plans. These were all designed for their owner's individual requirements and are not to be duplicated.

For many of the designs which follow, stock plans can be obtained from the author at 101 Tremont Street, Boston, and he will be glad to answer any questions pertaining to them.

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REAL HOMES

BY HENRY TURNER BAILEY

DIRECTOR OF THE CLEVELAND SCHOOL OF ART

THE State Commissioner of Education in Maine, Hon. William W. Stetson, used to say to boys and girls in High Schools, "You should have as your chief ambition in life *the establishment of a home of your own*, so fine that everybody will exclaim How Beautiful! and nobody will think to ask, How much did it cost."

Such homes everywhere would insure the future of the Republic. They would develop ambitious self-respecting thrifty people with sane ideals as to the social order as it is and as it is to be.

Ownership of real estate is a stabilizing factor second to none. The Mrs. Bluebeard who was so fortunate as to survive her fearsome husband had brains! When she came into the estate, you remember:

"An acre of land around each door,
And a cow and a couple of sheep or more
To her tenantry she granted."

Life in apartment houses produces a different attitude of mind. It smothers that valuable stimulant to right living, the sense of ownership. It is not so healthful. Lack of yard, restricted floor space, proximity to critical neighbors, combine to promote childlessness. A childless home is almost as pathetic as a birdless nest. An apartment house district soon becomes a slum district. Jacob Riis used to say, "Thus saith the Lord, thou shalt not have more than one family under one roof." While under our present conditions, double houses and apartment houses seem necessary, they must be regarded as, at best, a necessary evil.

Every young couple should plan to start life together, unencumbered with parents-in-law, and should determine to have a home of their own in a single house of their own, at the earliest possible moment. Better go into debt at the outset and live to pay it off, emerging as an owner of property, than to live timidly and cautiously, free from debt but with nothing to show for fifty years of rent paying, except receipts, and the consciousness of having missed the best thing on earth, a *real* home.

As an influence in the right direction, the inexpensive automobile must be given first place in these days. It makes possible the realization of the home ideal to thousands of people hitherto handicapped by city conditions. For thirty miles all around our congested cities, land is rapidly passing into the possession of enthusiastic home makers.

A book like this by Mr. Stevenson is destined to influence for good every suburban district, for it will help to realize what Emerson called the present aim of the World-Soul in America, "Homes of virtue, sense and taste," the very foundation stones of civilization.

CONCERNING THE DESIGN OF HOUSES

HOUSE design succeeds or fails through details which might seem of relatively small importance to the layman or builder. This is why successful house design is a distinct architectural specialty. It is a peculiar fact that most people, no matter how ignorant they may feel in regard to other branches of knowledge, account themselves qualified to plan a house. Few realize that the planning of a house requires trained thought and study and can be done only by those who have had proper training and experience in this art.

In the Middle Ages, the Master Builder was designer and constructor, just as the medical man was his own pharmacist (and often the barber as well). Today it is different in both these cases. But while the layman realizes that he should go to the physician for a prescription of what he is to get from the pharmacist, he sometimes fails to realize that the builder through lack of training is not the man to design a house of character and personality. The thoughtless person will often take a slight sketch to a builder and ask for a house "like that," or seek a bid on equally meagre information. Such a bid might honestly vary fifty percent due to assumption of details and materials not shown. It will readily be seen, therefore, that when bids are taken on incomplete plans, the higher bid may be a real bargain price if a builder intends to use the best of everything while a somewhat lower figure may be utterly unreasonable if the builder is planning to use inferior material. In this connection it may be worth noting that words sometimes have a trade significance differing from common use. For example, No. 1 oak flooring is third grade, the best being "Clear" and the second grade "Select." It is therefore important to have a complete set of plans and specifications for obtaining competitive bids and letting a contract. The set of plans shown on pages 116 to 118 indicates what go to make up such a complete set of plans.

Stock plans are often spoken of, and the term is not always clearly understood. The distinction is somewhat similar to that between custom-made and ready-made clothes. The ready-made clothes are usually less expensive, providing you can get fitted. Of course a suit that doesn't fit is a poor bargain at any price. There is one weakness in the analogy, however, which is that the clothing trade has been developed to a state where many more people can be fitted to a ready-made suit than a ready-made house plan.

Good stock plans can be obtained for approximately one percent of the cost of the house, while made to order plans will cost from three to five percent, not including supervision. The saving is quite worth while to the small house builder if he can find what he wants. On the other hand, to take something which does not satisfy him for the sake of saving two percent is obviously false economy, when it is realized that the plans govern the success or failure of the

whole investment. Of course, stock house plans vary in quality as do any other commodity. There are those who sell plans for little or nothing and as in other lines cheap plans are usually worth less than they cost. They will be incomplete or the product of incompetent designers, or both. The stock plan should always have the specification revised for the details of the owner's personal taste and purse. This is as important as the final minor alterations on a ready-made suit.

In selecting a house plan, it must not be forgotten that the house becomes permanent on its site and should blend with the surroundings. Selection must be made with regard to location as well as personality.

A House has personality as truly as its owner and when the personalities of a man and his house clash it is difficult if not impossible to produce a home. Who has not seen the house whose whole atmosphere was that of hospitality or others that were positively forbidding in their austere dignity? How often the literary man has set the keynote for his story in the description of a house!

But once having settled on a house, the lot must be suited to hold it. The planting and shrubbery can do much and in the course of time trees can be grown but fine shade trees take a generation to develop. The fundamental topography is, however, beyond the power of the house-builder to alter and the house which would be all you desire in one location may be absolutely characterless in another. Whenever possible, the architect should see the lot and advise on a type of house best suited for the location and individual requirements.

It is often hard for the layman to realize how the whole character of a house may be changed because of what seem minor variations in construction. A change of a foot in the sill height, or story height of a house may ruin it, and in the case of prominent minor details,—entrances, column sizes, mouldings, windows, etc.,—even a few inches change in location may spoil the effect sought. It is important that having settled on your plans you should not allow the builder to depart from them in any particular without consulting the designer.

It is not within the province of this book to discuss the merits of architectural style or details of construction and finish. All these should be discussed with the architect and settled with his advice. But it is hoped that the designs which follow may interest the prospective home-builder and aid him in his problem, so that he may do his small part in the renaissance of American domestic architecture and add to the constantly growing number of Homes of Character.

BUILDING COSTS

NO attempt has been made to give the cost of building any of the houses shown, for building costs and conditions vary greatly in different sections of the country. Furthermore, materials and labor fluctuate constantly in any given locality.

The areas of the various houses have been given to enable a builder to estimate the approximate cost in your locality of any house you may like. The costs per square foot for bungalows will vary from six to ten dollars and for two story houses of simple design from eight to fourteen dollars per square foot of ground area. These figures are given as a rough guide only.

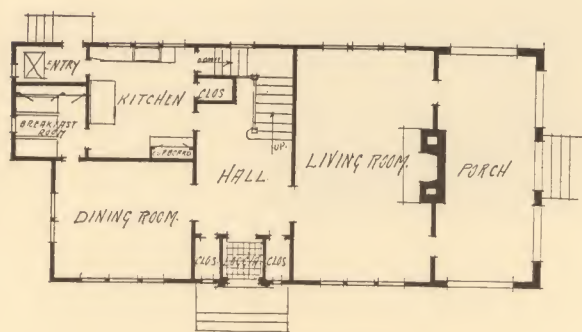
It will be impossible for a builder to give an exact price on a house without complete plans and specifications of the materials and workmanship. In fact, a builder is speculating in futures at best when he gives a price for building a house, since market conditions on labor and material may vary during the time required for construction.

The usual programme in building a house, after plans and specifications are secured, is to invite two or three contractors of good standing to make a proposal for the work. As a rule the electric light fixtures and the interior decorating including wall paper, shades and screens are bought separately, and the balance of the work is included in the general contract.

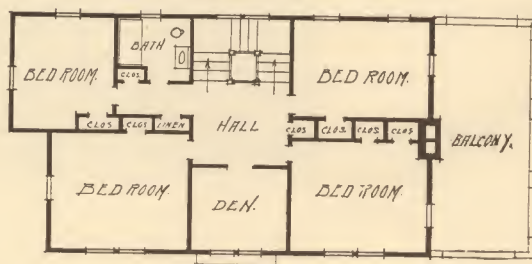




HOME OF MRS. F. G. CUSHING, LEBANON, N. H.
Robert L. Stevenson, Architect.



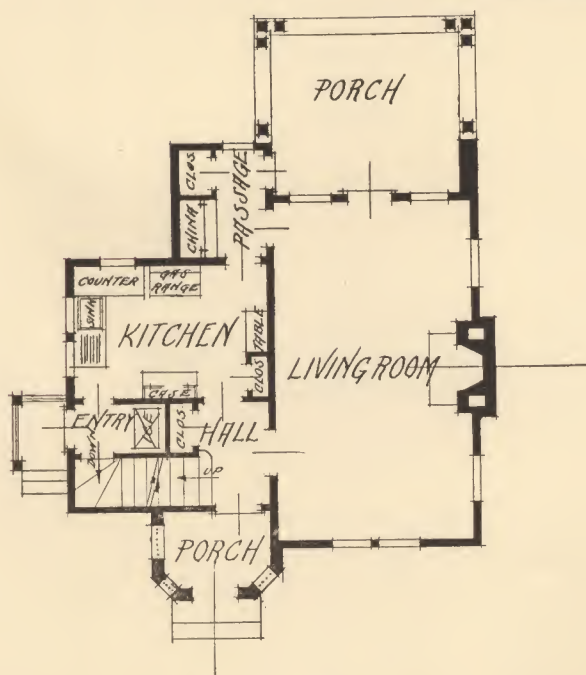
First Floor Plan



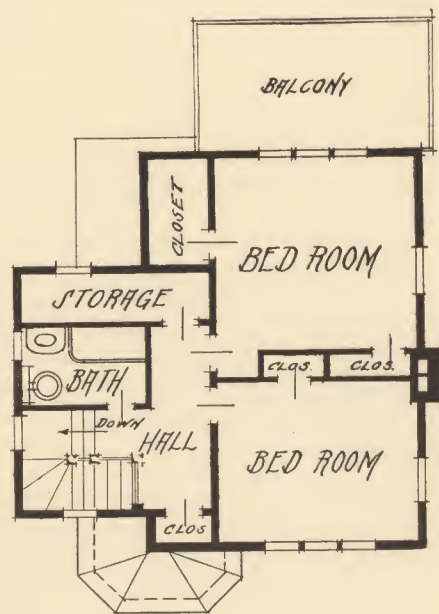
Second Floor Plan



HOME OF MR. R. H. REED, SWAMPSCOTT, MASS.
Robert L. Stevenson, Architect.



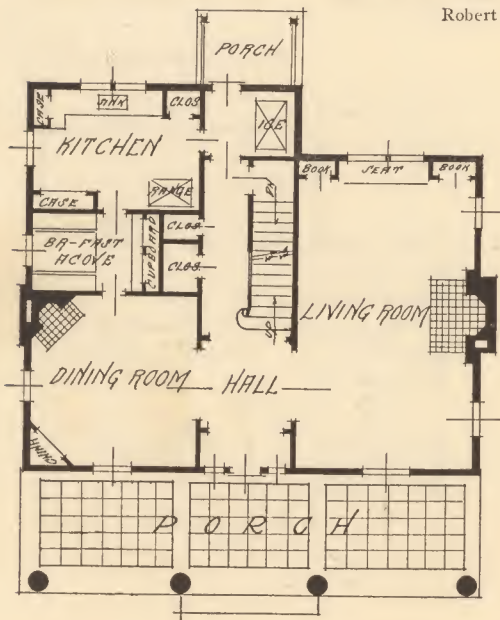
First Floor Plan



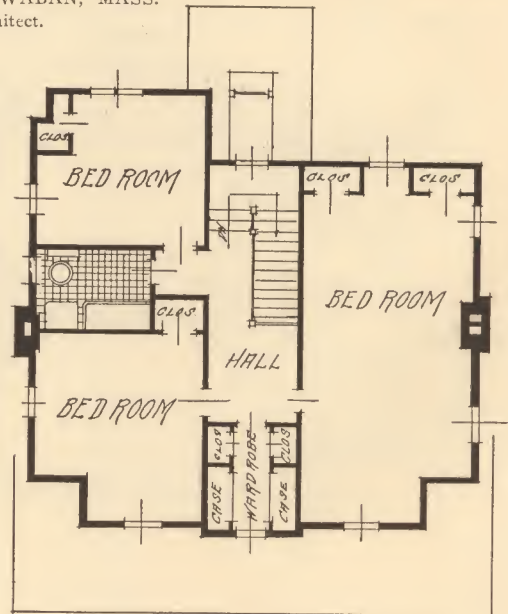
Second Floor Plan



HOME OF MRS. CARL GANTER, WABAN, MASS.
Robert L. Stevenson, Architect.



First Floor Plan



Second Floor Plan



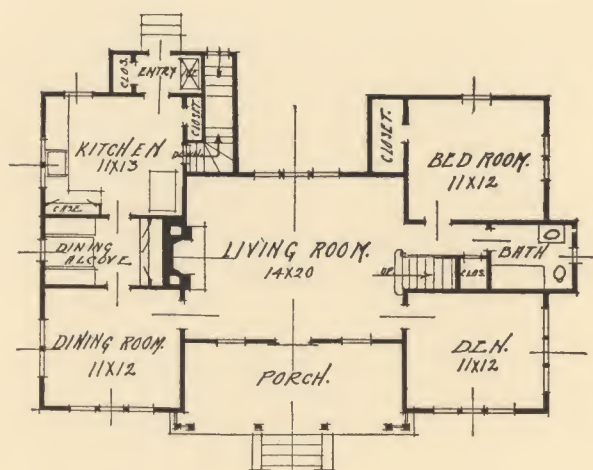
LIVING ROOM MANTEL, HOME OF MRS. CARL GANTER



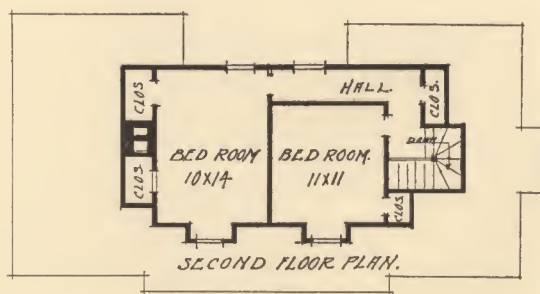
DINING ROOM, HOME OF MRS. CARL GANTER



HOME OF MR. S. C. BOSS, ARLINGTON, MASS.
Robert L. Stevenson, Architect.



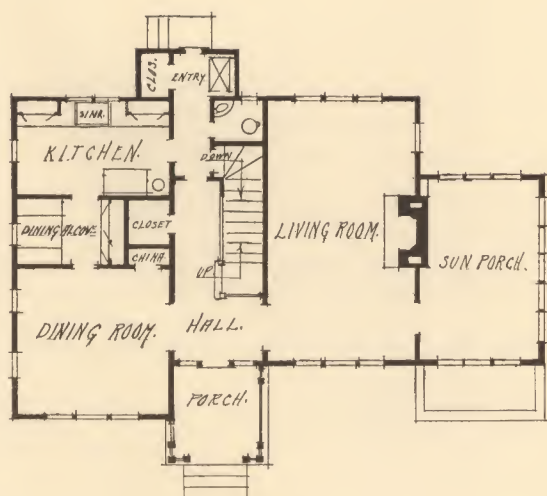
First Floor Plan



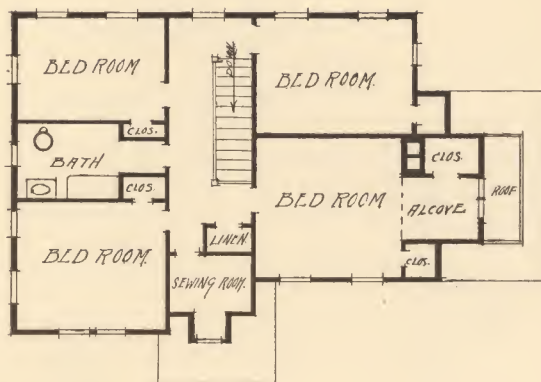
SECOND FLOOR PLAN.



HOME OF MR. R. F. HARRINGTON, MEDFORD, MASS.
Robert L. Stevenson, Architect.



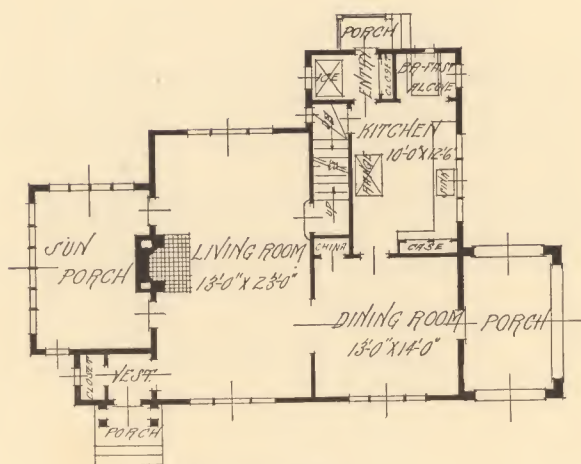
First Floor Plan



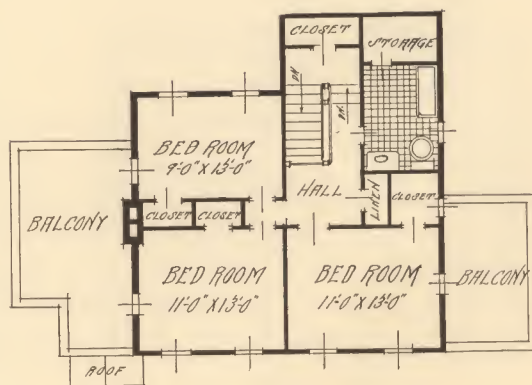
Second Floor Plan



HOME OF MR. M. H. BROWN, NEWTONVILLE, MASS.
Robert L. Stevenson, Architect.



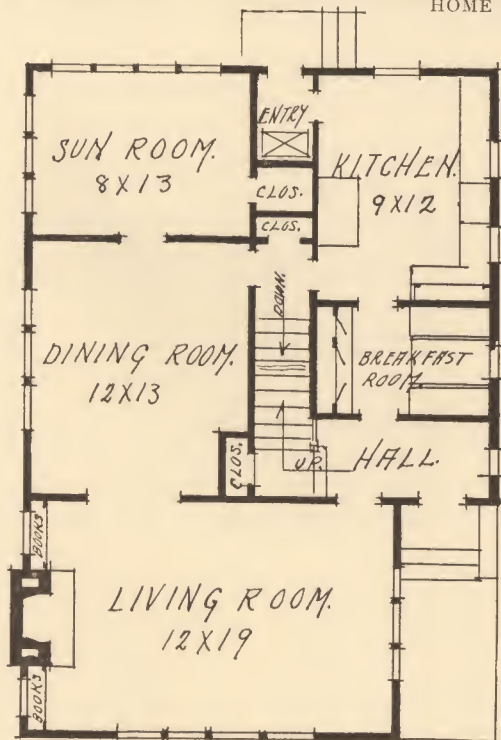
First Floor Plan



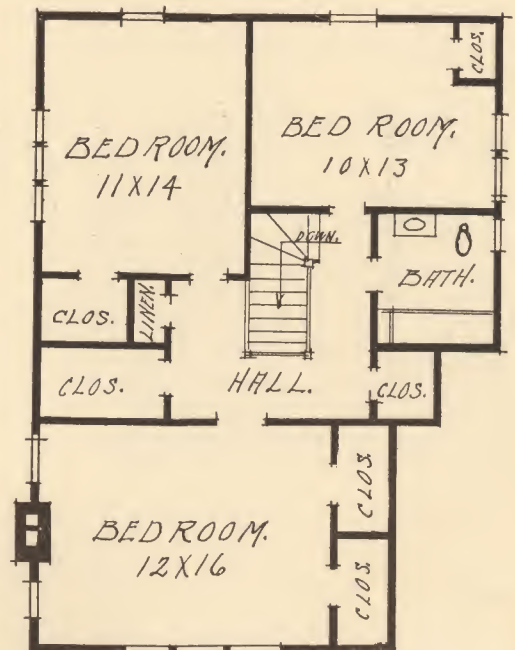
Second Floor Plan



HOME OF MRS. E. B. ATWOOD, NEWTONVILLE, MASS.
Robert L. Stevenson, Architect.



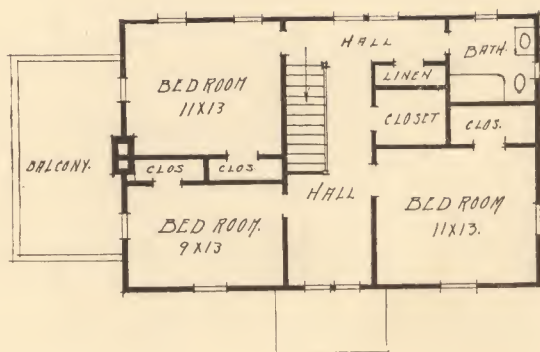
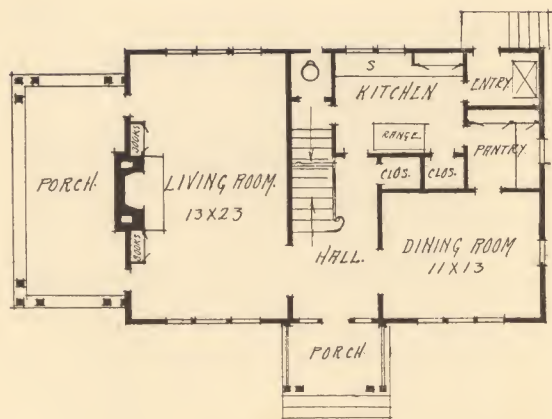
First Floor Plan



Second Floor Plan

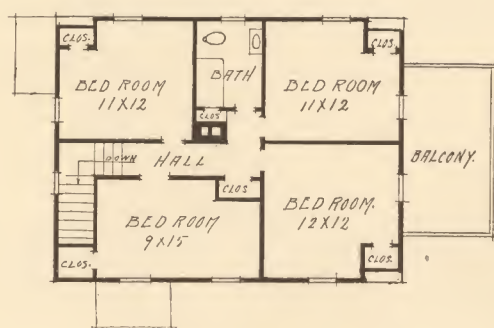
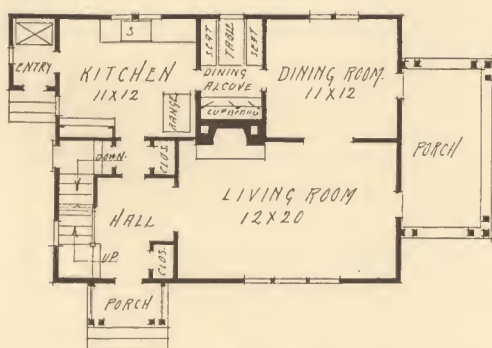


HOME OF MRS. L. C. PARKER, AUBURNDALE, MASS.
Robert L. Stevenson, Architect.



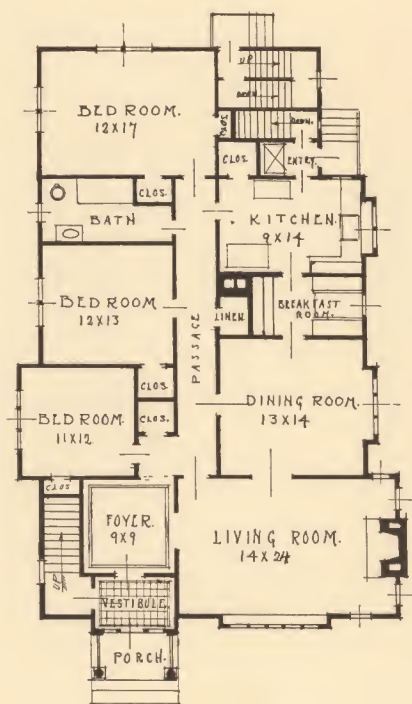


HOME OF MR. E. W. DAVIS, ARLINGTON, MASS.
Robert L. Stevenson, Architect.



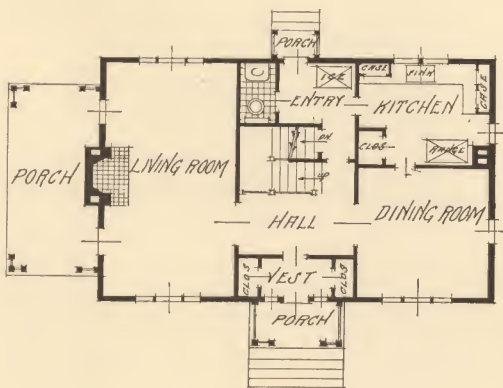


TWO FAMILY HOUSE FOR MR. ROBERT MARTIN, BROOKLINE, MASS
Robert L. Stevenson, Architect.

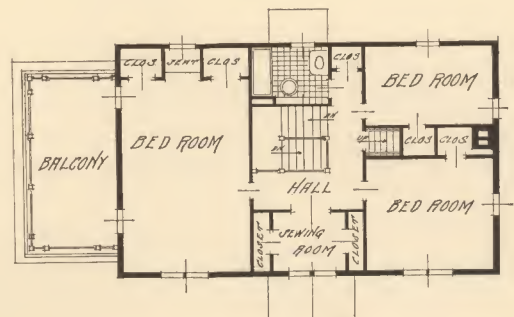




HOME OF MRS. A. G. BLEYLE, WEST ROXBURY, MASS.
Robert L. Stevenson, Architect.



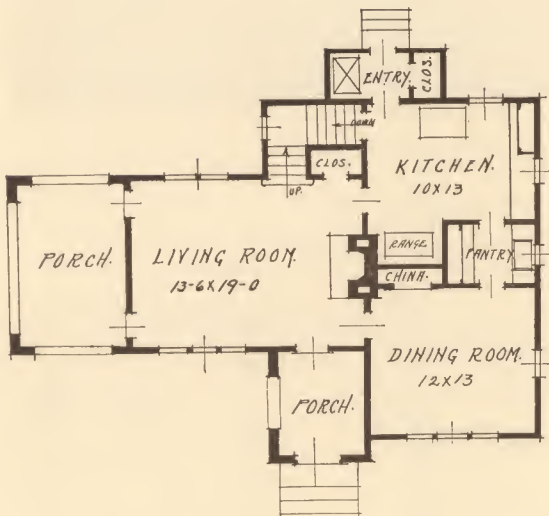
First Floor Plan



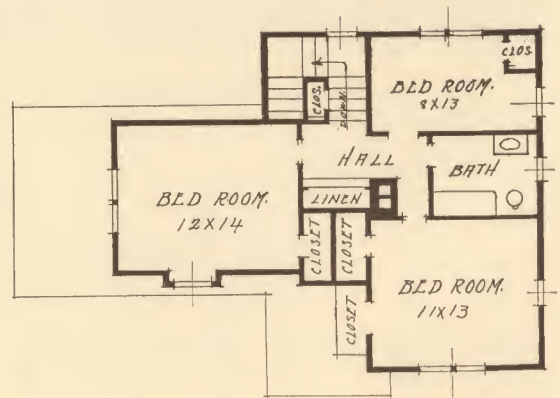
Second Floor Plan



HOME OF MR. B. A. JONASON, ISLINGTON, MASS.
Robert L. Stevenson, Architect.



First Floor Plan



Second Floor Plan



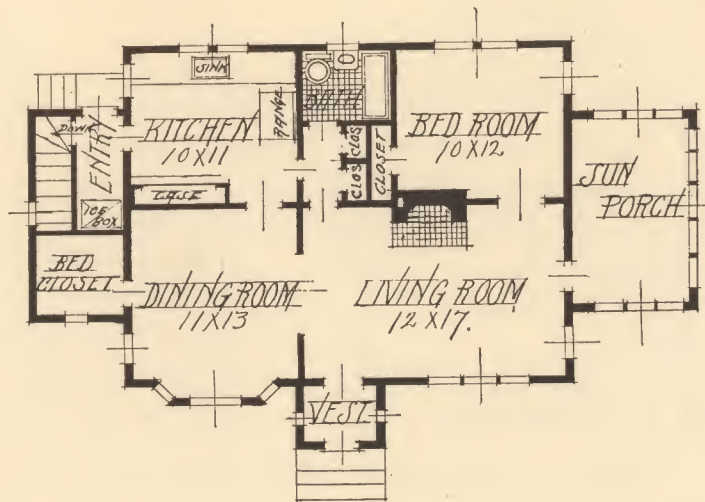
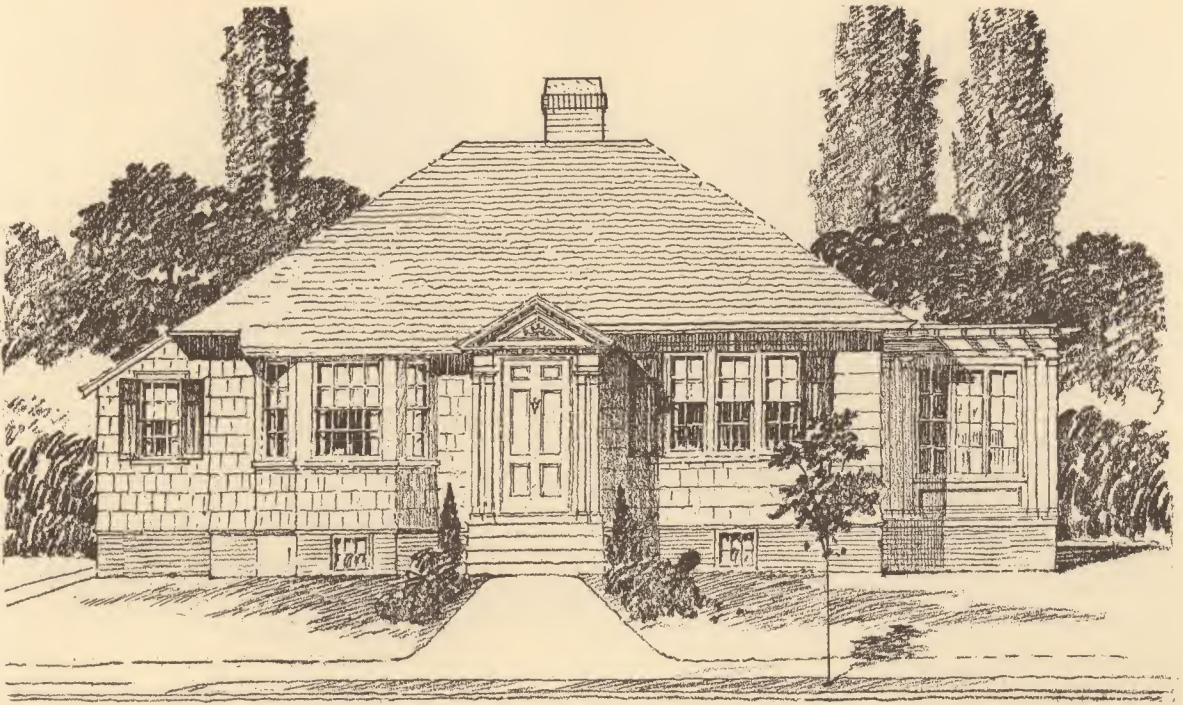
HOME OF MR. B. K. BROWN, NEWTONVILLE, MASS.
Robert L. Stevenson, Architect.



HOME OF MR. H. H. WARDLE, WOONSOCKET, R. I.
Robert L. Stevenson, Architect.



• EXTERIOR • DETAIL •

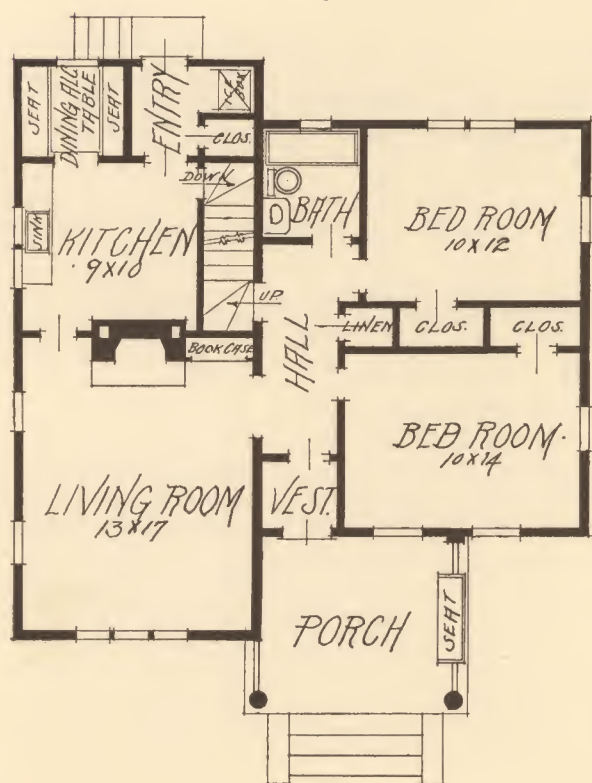


THIS house is planned on very simple lines and is true Colonial in its details. It gives the maximum amount of floor space at a minimum cost, and the plan is very convenient. The living room and dining room are practically one large room, separated only by a wide cased opening. Adjoining the dining room, there is a small dressing room with space for a disappearing bed and chiffonier. With the use of this disappearing bed, which is placed in the dressing room when not in use, a feasible scheme is obtained which permits the use of the dining room for a bedroom and causes no shifting of furniture nor inconvenience in its daily use. Windows in the dressing room ventilate the bedding when shut in.

This makes an ideal arrangement for a spare bedroom at a small additional cost. The bedroom at the rear has good cross ventilation, with proper wall space for bed and bedroom furniture. The kitchen is very conveniently arranged with ample cupboard and closet space. The ice box is located in the entry, where steps lead to the basement. A coat and linen closet is provided in the small hall which leads to the bathroom and kitchen. A porch is placed at the end of the house, with French doors leading from the living room. The width of the house over all, including the porch, is 44 feet. The floor area, exclusive of sun porch, is 760 square feet.

Four Room Bungalow

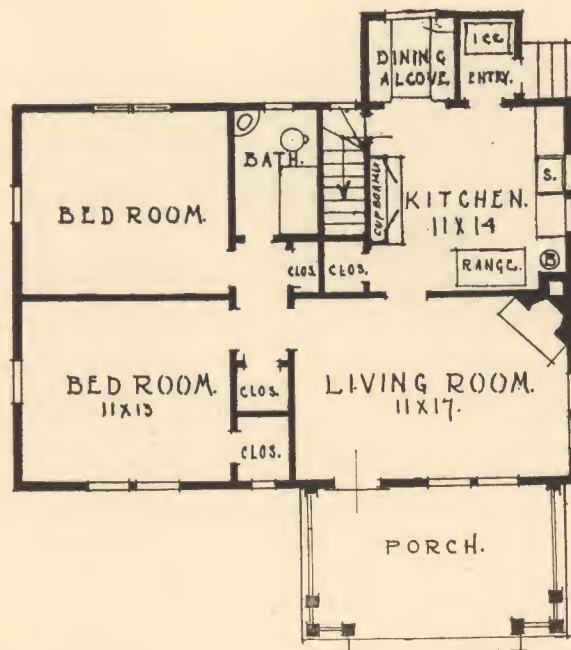
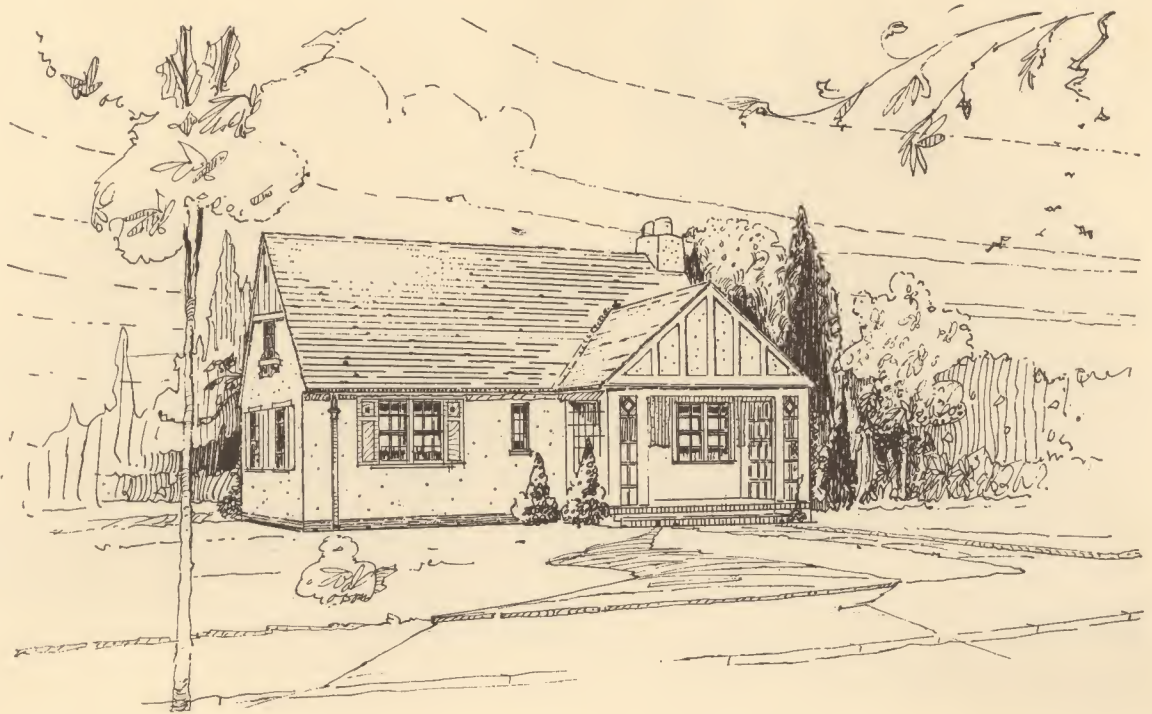
ROBERT L. STEVENSON, Architect



THIS small cottage makes an attractive and practical home. From the covered front porch one enters into a vestibule leading to a central hall. From this, a comfortable living room opens on the left. The stairs lead from the hall to the second floor, which may be finished for two additional rooms or used for storage. The compact arrangement of this plan makes it a servantless house. A dining alcove in place of the conventional dining room is planned off the kitchen at the rear, reducing housework and making it convenient for the small family. The living room is of ample size with a fireplace and book case at the side and is large enough to permit of use as both dining room and living room. Two good sized bedrooms and bath are planned off the central hall. The exterior may be finished in stucco, shingles or clapboards. The width of house is 33 feet and it has an area of 932 square feet exclusive of porch.

Four Room Cottage

ROBERT L. STEVENSON, Architect

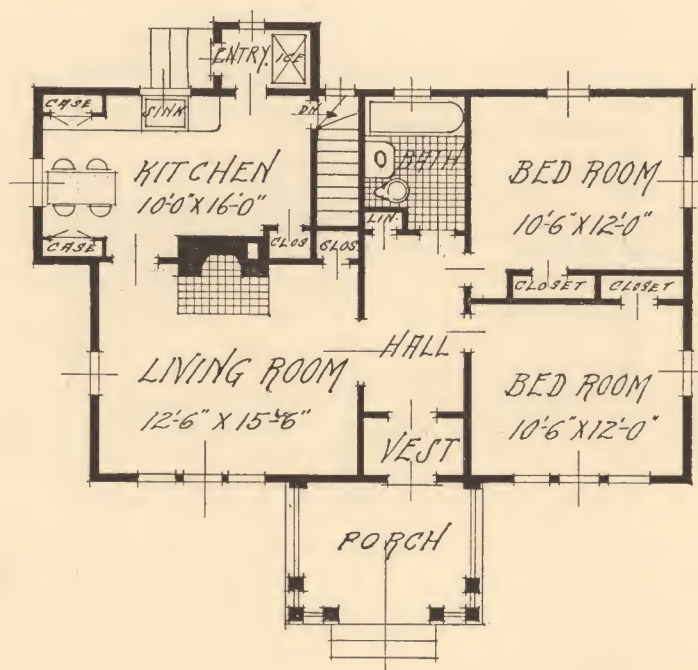
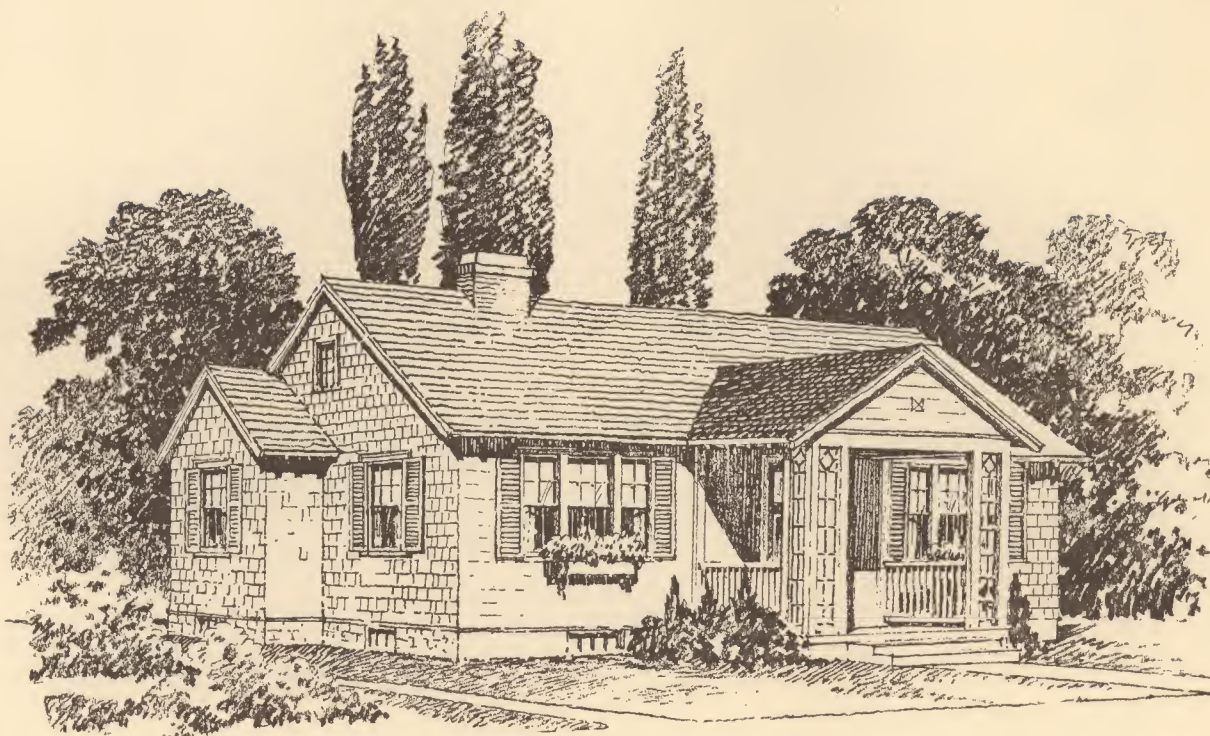


SIMPLICITY is the keynote of this little bungalow which is 34 feet wide by 24 feet deep, and is well suited for country or seashore. It is an economical house for a small family requiring but two bedrooms. Walls are of frame construction, with stucco exterior and brick or concrete underpinning. There is a liberal open porch

across the front of the living room. The living room has a fireplace in the corner. A dining alcove adjoins the kitchen. The bedrooms are of generous size with good closet space. The area, exclusive of porch, is 876 square feet.

Four Room Bungalow

ROBERT L. STEVENSON, Architect

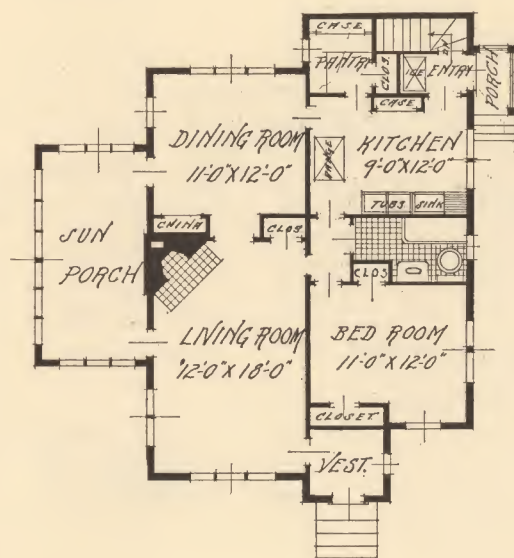


THIS is a two bedroom bungalow, with living and dining room in one. A large kitchen is planned which also has room for a dining table. The two bedrooms and bath are conveniently planned at one side of the house. This is a very compact and livable plan for the small family. Ample closet space is provided for all rooms. The plan is well suited for heating by a one-

pipe furnace. The exterior design is without any frills, depending on its simple mass and good proportions for beauty of design. The outside finish may be shingles or clapboards. Stucco or brick would also be suitable. The main part of house is 24 x 36 feet and it contains an area of 904 square feet, exclusive of porch.

Four Room Bungalow

ROBERT L. STEVENSON, Architect

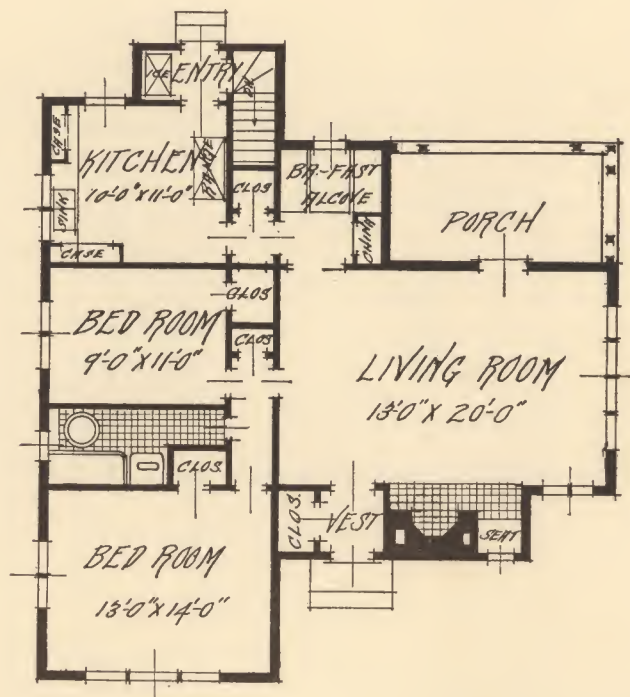


TO those who admire the bungalow type of home, this design, which is suitable for country, city or seashore, should make a strong appeal. Its low horizontal lines suggest "hominess." The floor plan provides for a four room house with a sun porch, accessible from both living room and dining room. The size of the living room is 12 x 18 with a corner fireplace, although this could be placed in the center of the room. The laundry

trays are shown in kitchen beside the sink. These trays could be placed in a laundry in basement to provide more cupboard space in kitchen. While the exterior covering is shown as stucco, shingles or clapboards would be fully as suitable. The width over all, including sun porch, is 35 feet. The dimensions of the main house are 26 x 33 feet. It contains an area of 1020 square feet including sun porch.

Four Room Bungalow

ROBERT L. STEVENSON, Architect

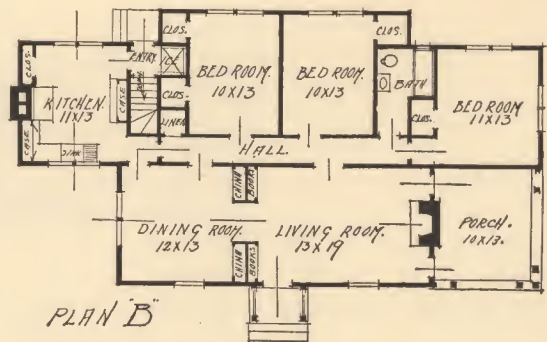
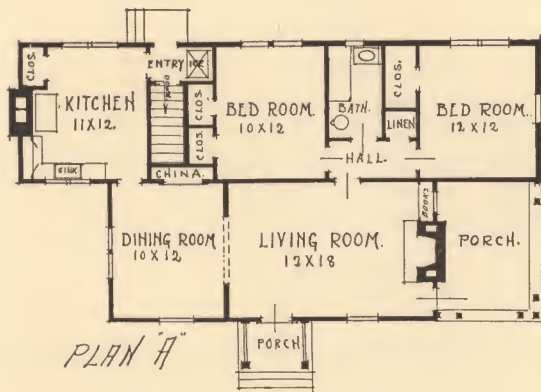


IS it possible to imagine a bride who wouldn't go into ecstasies over the prospect of housekeeping in this charming cottage? A study of the plan will make an enthusiast of the more mature housekeeper as well. It is a small house, proportioned with consistency, yet it contains a large living room, a good sized convenient

kitchen and two nice bedrooms. The breakfast alcove will be in constant use and the living room or porch are available for entertaining. While closets are apt to get lost when houses become smaller, this house has six which indicates how practical this design is. The house is 36 feet wide and it covers 915 square feet.

Four Room Bungalow

ROBERT L. STEVENSON, Architect

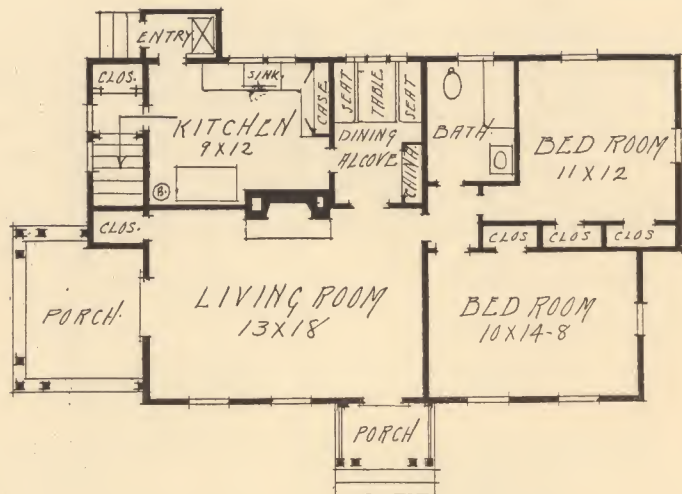


A CERTAIN fascination surrounds the early type of New England cottage with its white walls and green shuttered windows. There is a distinct charm to these low comfortable looking houses, which from every point of view are picturesque and eminently homelike. The simple lines and proportions of the Colonial Cottage type make a strong appeal to the lover of a real home. The house illustrated above is designed for a lot having a frontage of 65 feet or more and should be surrounded by trees and shrubs to give it its proper setting. Although the design is simple, it is in no sense commonplace or uninteresting. The arrangement is symmetrical which is a characteristic of Colonial architecture. The entrance

porch is centrally located and is of good proportion. The roof lines are unbroken except for the entrance porch cornice which ties into main roof cornice. The floor plans show two different schemes, while the house as pictured was designed for either floor plan. Plan A shows a five room house with two bedrooms, while Plan B shows a modification of same plan with three bedrooms. The front entrance porch could readily be closed in for a vestibule entrance if so desired. The width over all of Plan A is 47 feet. Plan B is 57 feet. Area of Plan A is 930 square feet. Area of Plan B is 1400 square feet.

Five Room Cottage

ROBERT L. STEVENSON, Architect

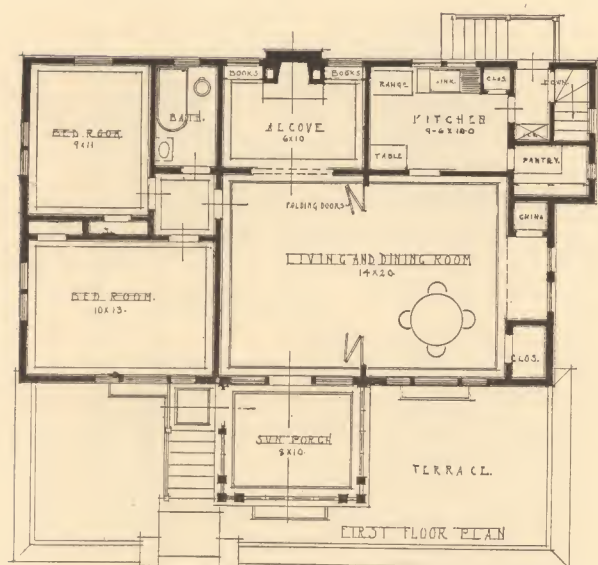
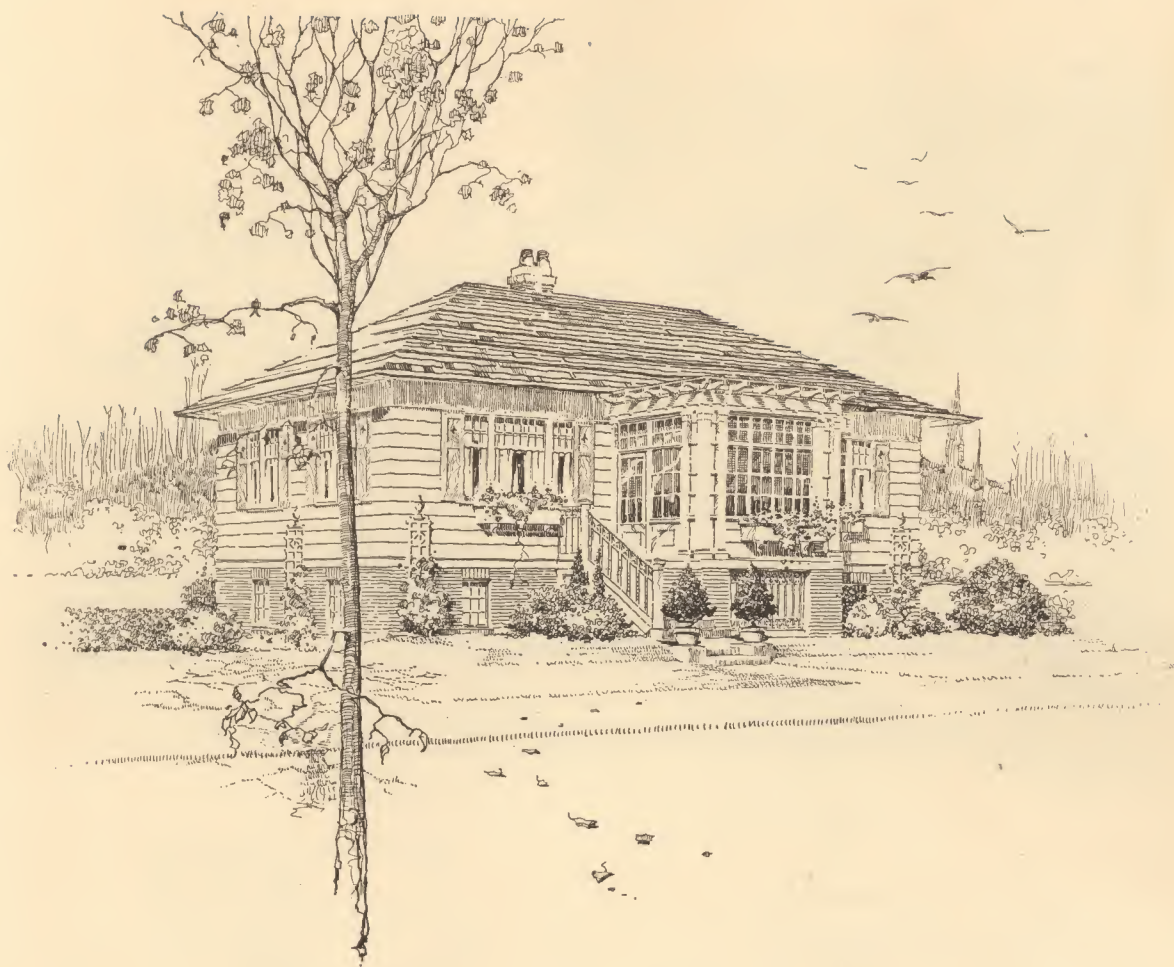


A FIVE ROOM COTTAGE of Colonial design is illustrated above. The purpose of good planning is to get the maximum convenience for the least expenditure. This factor in house planning is of the utmost importance, but the small house can also be of good design and architecturally correct without additional cost or sacrificing of utility. This design shows a dignified exterior of Colonial architecture which would look well in any suburban district. The ground dimensions of this cottage are 24 x 32 feet and the floor plan provides for a comfortable living room 13 x 18 feet, with a cheery

fireplace and a well arranged kitchen with workable space. A feature is the dining alcove adjoining kitchen. This cozy dining space seating five persons, eliminates carrying dishes and food to a distant dining room, and has space for a china closet. An open arched doorway connects the alcove with the living room. The porch is located at the side of the living room. The two bedrooms are planned with plenty of closet space and the bath is conveniently located near the bedrooms. A large coat closet is provided for living room. Exterior walls are shown covered with clapboards.

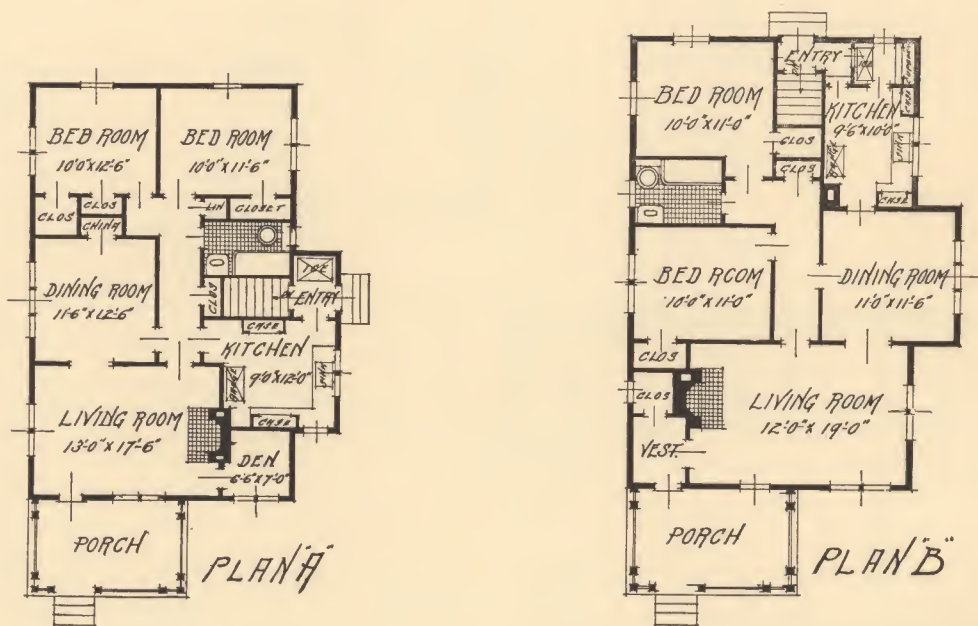
Five Room Cottage

ROBERT L. STEVENSON, Architect



A BUNGALOW that is individual in character is illustrated here. The rooms are all on one floor and are planned for utility as well as for attractiveness. The house is set well above the ground to avoid dampness and to prevent the rooms from acting as a showcase to the passersby in the street. The entrance to the house has been placed at the side of the porch, instead of the conventional center entrance. The plan shows a large living and dining room with folding doors at the center. Adjoining the living room is a den with fireplace and bookcase. This room may also be used as a dining room with a door leading to the kitchen. Two bedrooms with a bath conveniently located, are placed at the left of the house. Special attention has been given the kitchen to make for efficiency in housekeeping, so that countless steps are saved. The size of the main house is 23 x 38 feet and it contains an area of 904 square feet, exclusive of the porch.

Five Room Bungalow ROBERT L. STEVENSON, Architect

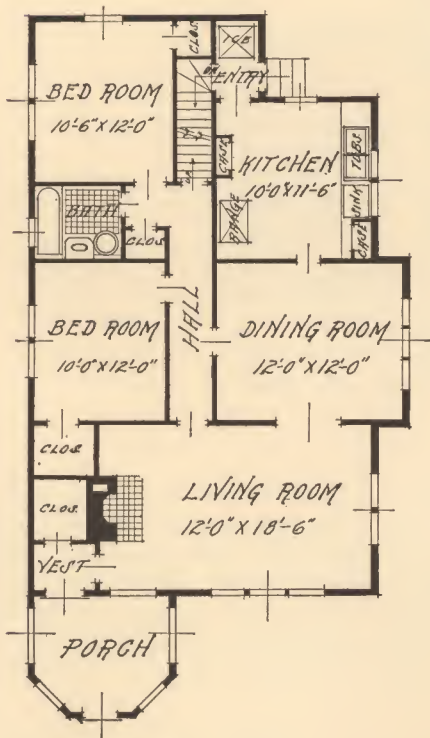


THIS design is planned along bungalow lines and is adapted to country or suburbs. The exterior is so designed that the house appears interesting from any point of view. It is particularly suitable for lots having a 50 foot frontage, which would leave ample space for a driveway and proper setting from side lines. The two floor plans shown are both applicable to the exterior

design as illustrated with slight modifications. Plan "A" shown at the left has entrance direct to living room, while the alternate plan "B" has the entrance door leading to a vestibule, which is preferred by many. The width of the house at the widest point is 28 feet. The dimensions of main part of the house are 25 x 39 feet

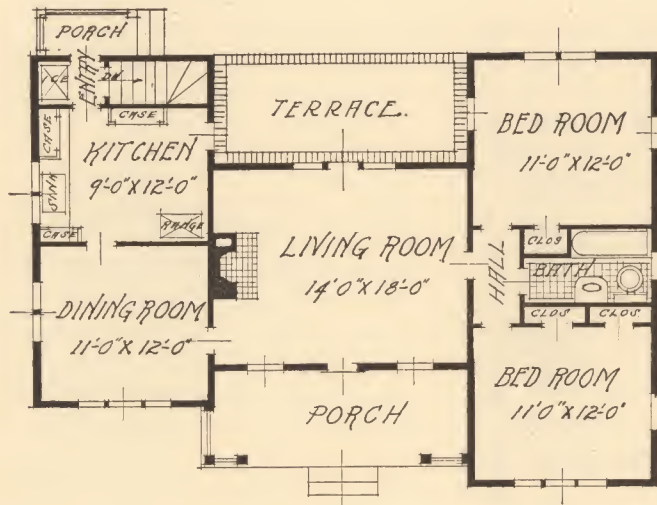
Five Room Bungalow

ROBERT L. STEVENSON, Architect



THE bungalow type of dwelling is deservedly popular because of its convenience and its relatively low cost. The bungalow illustrated above is designed for the narrow lot of 40 to 50 feet in width. It is a decidedly popular arrangement of plan which would be equally suitable for an inside or corner lot. The plan as shown is well suited for a lot having a west frontage which would make the principal rooms sunny throughout the day. The upper part of house can be finished for an additional bedroom or used for storage. The design can be carried out in shingles, clapboards, or stucco. The dimensions of the main part of the house are 26 x 43 feet and it contains an area of 1075 square feet, exclusive of front porch.

Five Room Bungalow ROBERT L. STEVENSON, Architect

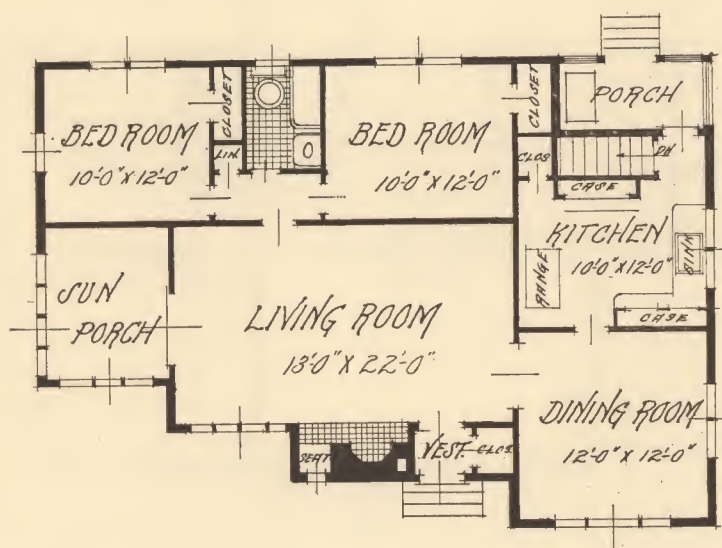
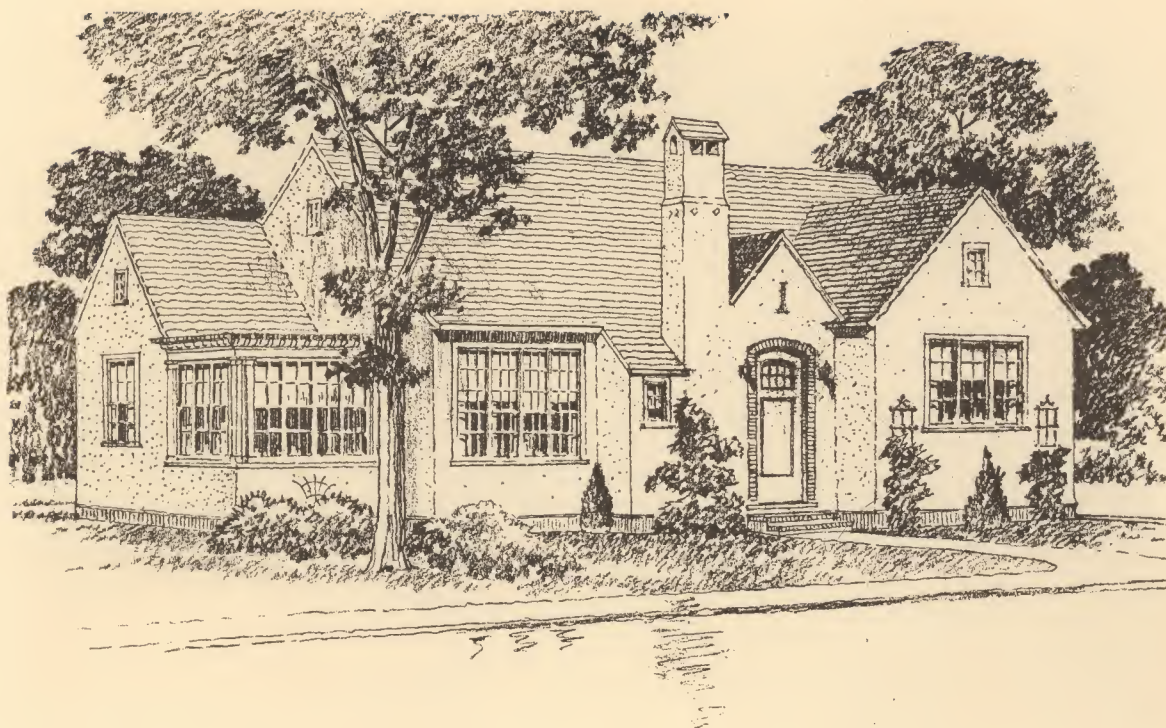


FOR the country, seashore or mountains, this attractive bungalow is suitable. It is a well arranged and very practical plan for those who seek to build a house away from the crowded city. Its design suggests the open and hospitable place where one would be sure to feel at home. The living room is well lighted from both sides and forms the dominant part of the plan. The two bedrooms are well located with the bathroom be-

tween. All rooms have good cross ventilation. The exterior is shown of wide shingles which could be white or silver gray stain with green shutters and roof. At the rear is a brick terrace which opens off both living room and kitchen and can be used as an outdoor dining place. The width of this house is 43 feet and it has an area of 1030 square feet exclusive of porch.

Five Room Bungalow

ROBERT L. STEVENSON, Architect

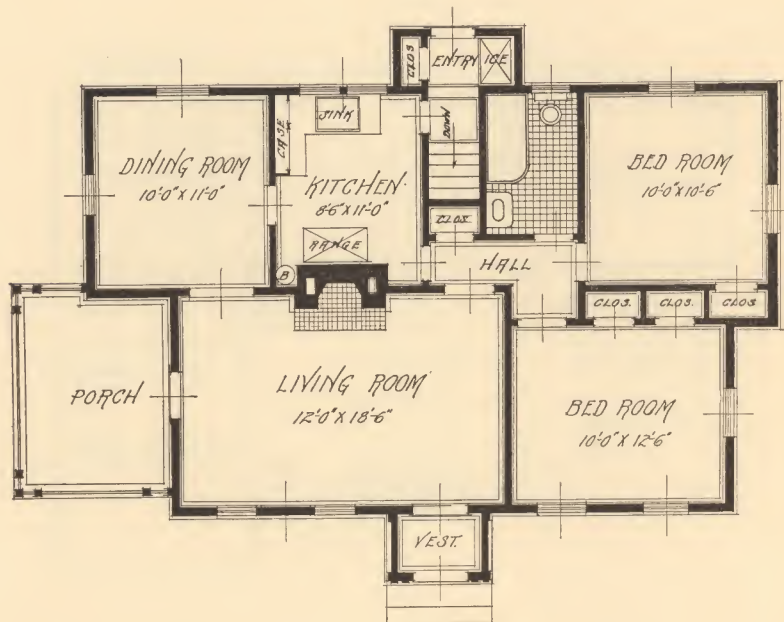


A BUNGALOW of rare individuality for a suburban or a residential section is this with five spacious rooms and sun porch. To those desiring a home of architectural merit, both inside and outside, this design will appeal. Its unique entrance with bracketed lights at doors, and the chimney details, are features of interest. The design is particularly adapted to stucco or brick exterior. It should be set close to the ground for the

best effect, but could be raised up for a terrace at the front, giving a greater height at rear below the first floor for the basement windows. All rooms are of good size with an extra large living room. The two bedrooms and bath are entered from a small hall off the living room. The lot for this house should have at least 65 feet front as the width of the house is 44 feet. Its area is 1150 square feet.

Five Room Bungalow

ROBERT L. STEVENSON, Architect

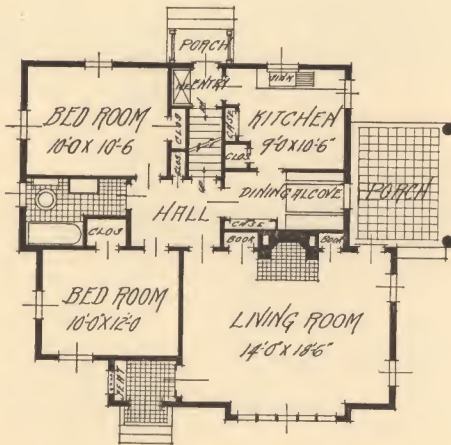
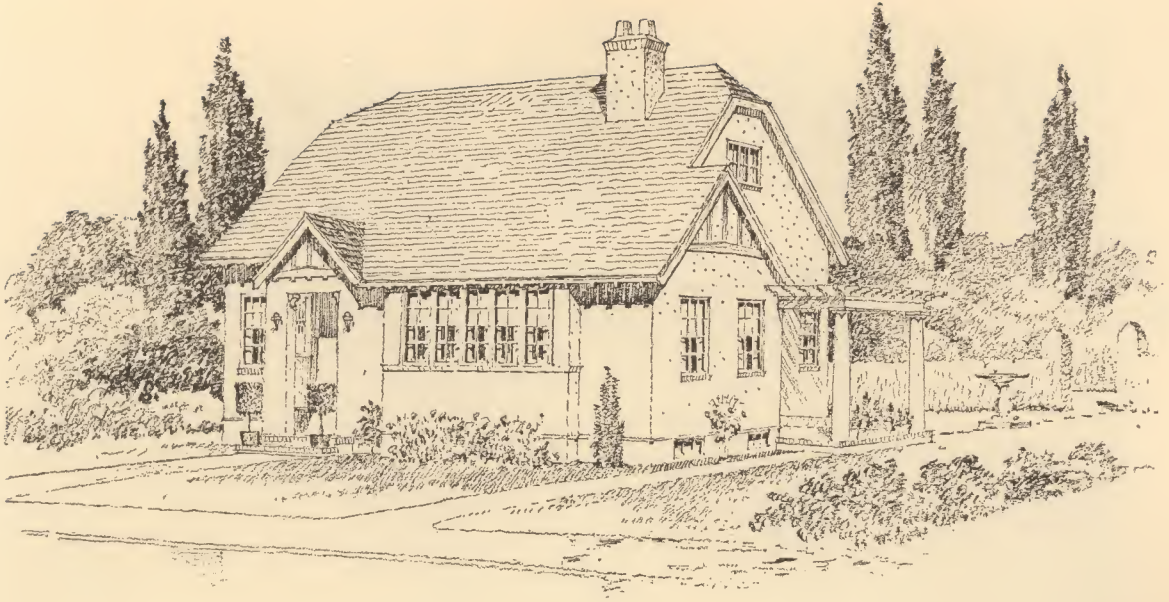


THE quiet appeal of this Colonial cottage with its dignified front entrance and its simple roof lines is of great charm. It possesses the intangible quality of "homelike atmosphere" and it is the type of house that improves with age, as each year it becomes more closely related to its surroundings. The plan presents a well studied arrangement of rooms in a small area. The ground dimensions of this cottage are 25 x 32 feet and the floor plan provides for a comfortable living room

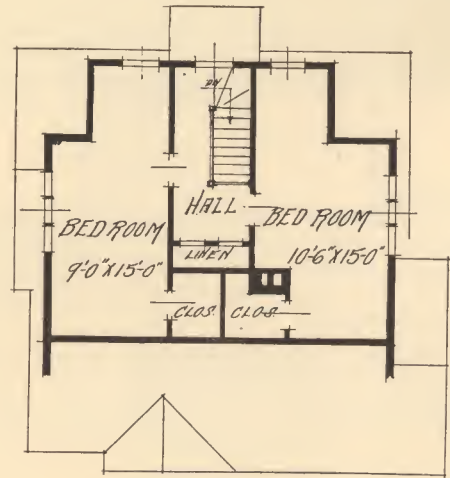
12 feet x 18 feet 6 inches with a central fireplace. The porch is located at the side of the living room. The two bedrooms are planned with plenty of closet space. The bath is conveniently located in relation to bedrooms. The exterior design is well suited to shingles or clapboards. The width of house over all, including porch, is 44 feet, and it contains an area of 900 square feet, exclusive of porch.

Five Room Cottage

ROBERT L. STEVENSON, Architect



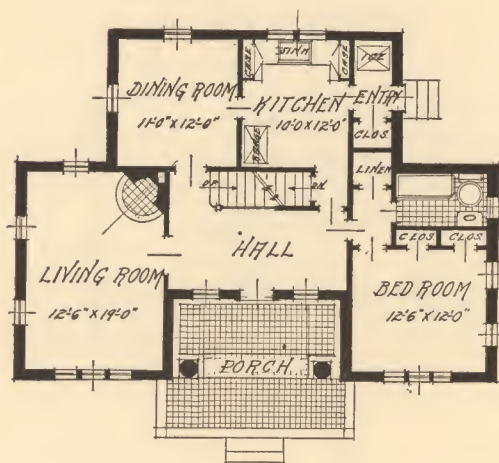
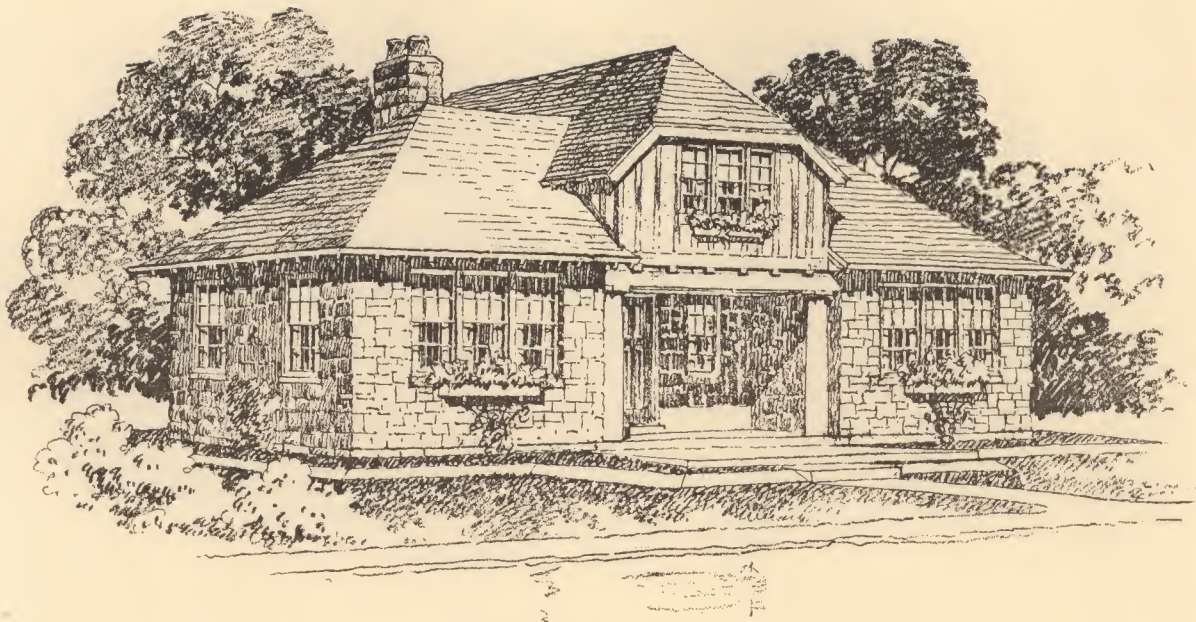
First Floor Plan



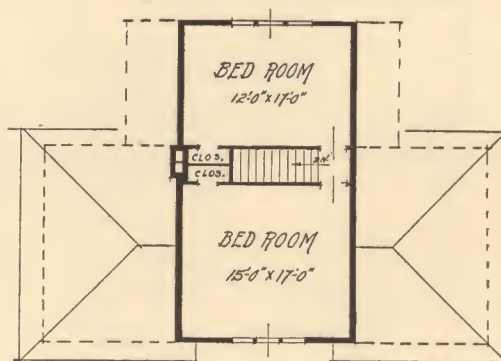
Second Floor Plan

THIS homelike and picturesque cottage of English style was designed for stucco walls. While the use of stucco or cement plaster, in building, is by no means new to this country,—its use dating back to the days before the Revolution in the old Dutch homes of New Jersey and Pennsylvania,—it is only within the past twenty years that its use has been revived and become common. For centuries, the architects of Europe have employed this material in a practical and artistic manner, and many localities are most picturesque with their charming houses of stucco. The use of stucco for the English, Italian or Spanish style of architecture has made it a distinguishing feature of these styles. The

compact arrangement of the plan shown above makes it a servanless house. A dining alcove is planned in place of the conventional dining room, thereby reducing housework and making a very convenient arrangement for the average family. The living room is of generous size with a fireplace and bookcases at side. A full glazed door leads to the porch at the side of the house. Two good sized bedrooms and a bathroom with a central hall are planned on the first floor; two additional bedrooms may be finished on the second floor. The width over all of house, including the porch, is 39 feet. The area at first floor, exclusive of porch, is 956 square feet.



First Floor Plan



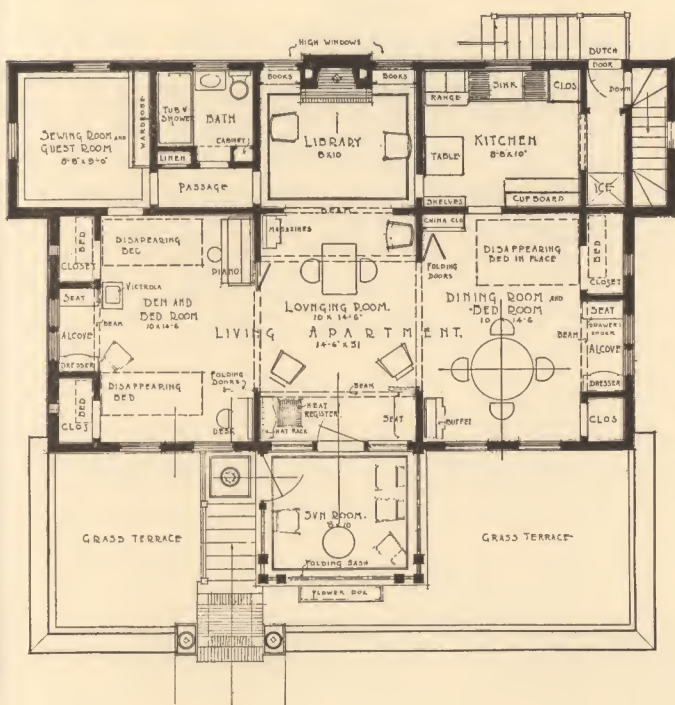
Second Floor Plan

THIS cozy bungalow calls to mind the cottages of rural England, which form a part of the homelike picturesqueness of the English country side. The first story is built of field stone laid up in uneven courses, using gray cement for joints. The second story is built of frame with stucco and half timber work. The massive columns at entrance are covered with stucco over metal

lath. The arrangement of the floor plan is ideal for country life. Its large central reception hall will impress the visitor with its open hospitality. One bedroom with bath is located in the first story and two additional sleeping rooms are planned at second floor. The width of house is 46 feet and the depth 34 feet. The floor area, including porch, is 1300 square feet.

Seven Room Bungalow

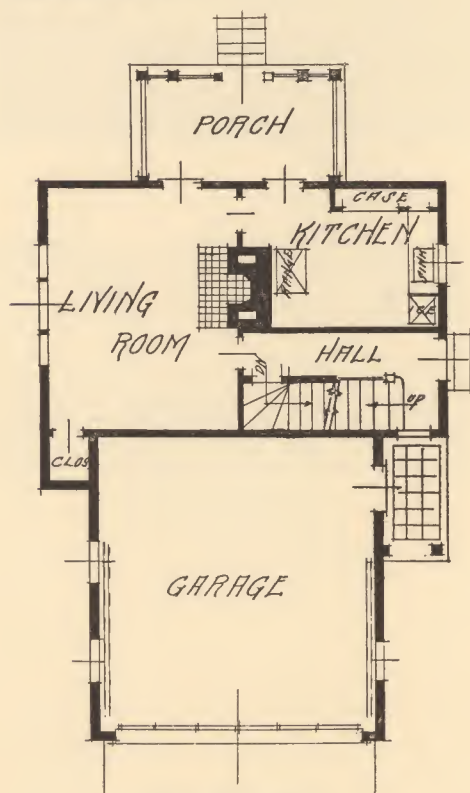
ROBERT L. STEVENSON, Architect



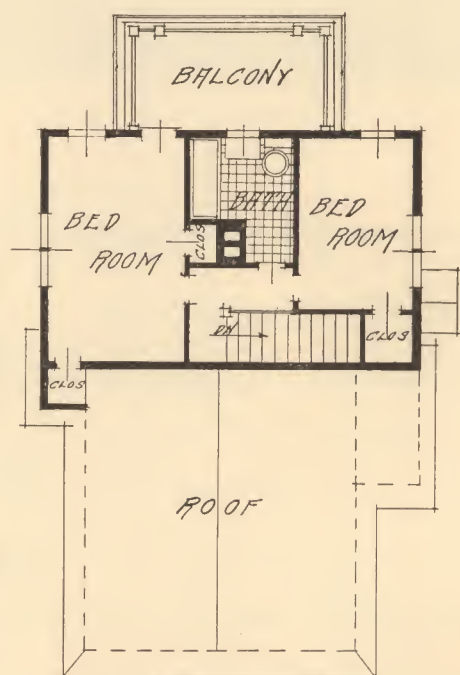
Apartment Cottage

THIS apartment cottage is a new type of home with an unusual plan that provides for comfort, economy and efficiency in housekeeping—a strictly servantless plan. The layout provides for eight room accommodations with the use of “in a closet beds.” Furthermore, this scheme permits of having one large room for social purposes by combining the three rooms at front of house. A dressing alcove is provided at the ends with space for dressers, and seats having drawers underneath. A beam spans the opening which can be decorated effectively with drapery. Ample closet space has been provided. Space in closets behind the beds is also serviceable and a window in the closet ventilates the bedding when shut in, giving it more airing than with the common arrangement where the bed is on exhibition in the day. The west end of the living apartment may be closed off as a den in the day time or when not used as a bedroom. Space is provided for piano, victrola, couch and chairs which in no way affect the sleeping-room arrangements. A sewing room has been provided containing closets for family wardrobe and linen. This room may also be used as a guest or child’s room. The entrance is placed at the side of sun porch to give a more serviceable porch and to avoid disturbing the occupants by one entering the house. A one-pipe furnace is a very efficient heating installation for a house of open plan like this. The sun porch sash is arranged to fold full length of opening, making an open porch on all sides if so desired. The width of the house over all is 43 feet. The dimensions of main house are 25 feet by 37 feet, and it contains an area of 925 square feet exclusive of sun porch.

ROBERT L. STEVENSON, Architect



First Floor Plan



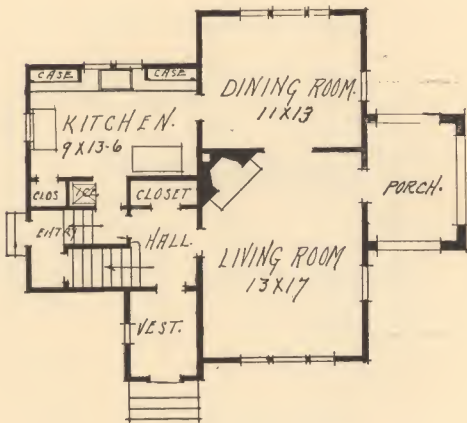
Second Floor Plan

THIS garage and chauffeur's house is an interesting design for a special case. It shows what can be done with minor buildings in relation to design. It is also happily illustrative of advantageous use of topography. The two car garage is completely separated from the

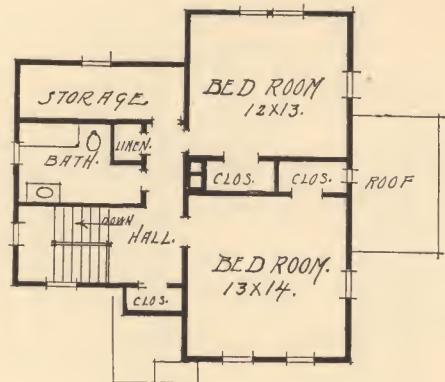
house by a fire wall. The house itself is compact and convenient with all the comforts of a larger house, having an ample kitchen, an attractive living room and a porch on the first floor, together with two good bedrooms and bath on the second floor.

Garage and Chauffeur's House

ROBERT L. STEVENSON, Architect



First Floor Plan



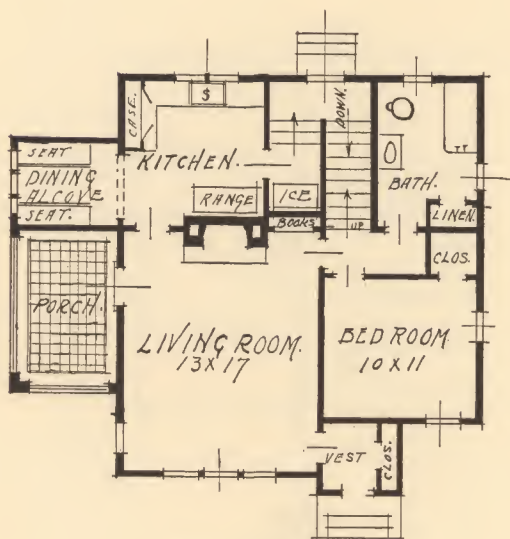
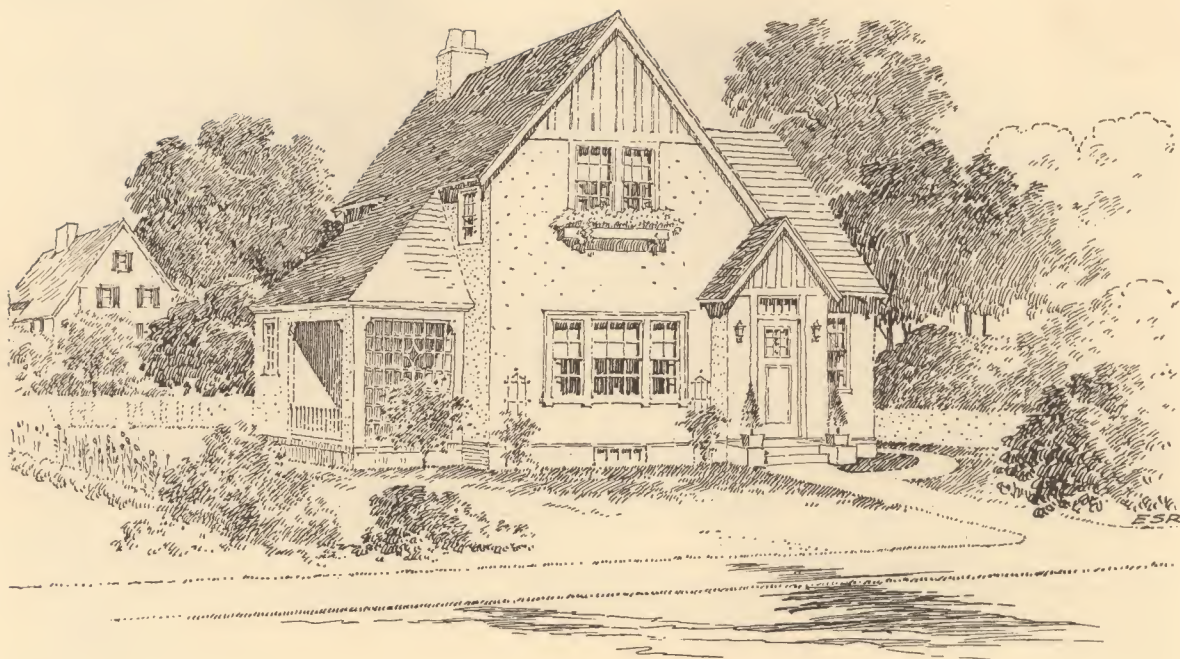
Second Floor Plan

THIS small house has many points of interest. It is thoroughly practical in working arrangements and has an exterior which expresses personality. The difference between the distinctive house whose personality immediately attracts you, and the commonplace dwelling, is purely a matter of design. A glance at the exterior of this house shows that there is nothing expensive about the design, yet it is decidedly effective. The house is entered through a vestibule leading to the stair hall which has a large coat closet and doors leading to both kitchen and the living room. An open porch is so

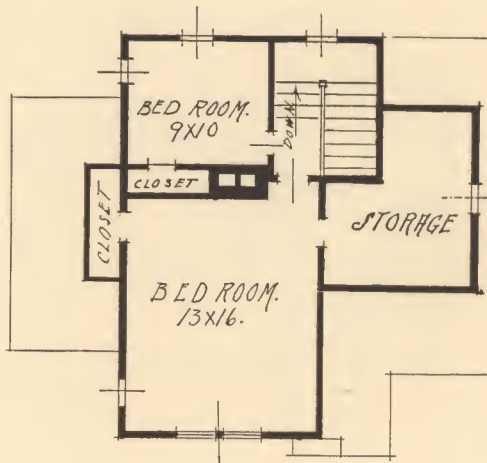
placed at side of house as to not exclude the light and sunshine from the living room and the dining room. A grade entrance is planned for the kitchen, leading also to the basement. Off the kitchen entry is a recess for ice box. The kitchen is well ventilated with windows on two sides. Two large chambers with generous closets are planned on the second floor, also a storage room. All four sides of this house present an attractive appearance and it is suitable for an inside or a corner lot. The width of the house, not including porch, is 28 feet. The area, exclusive of porch, is 554 square feet

Five Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



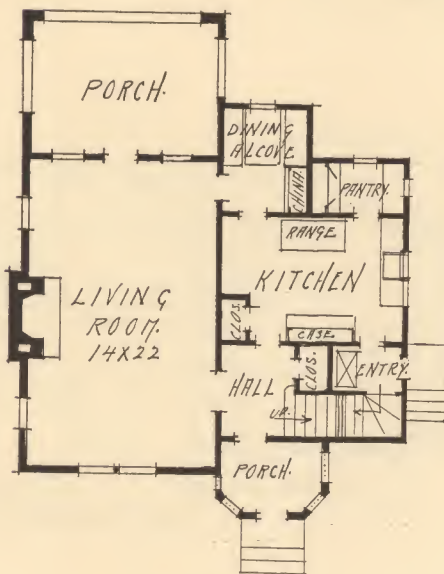
Second Floor Plan

HERE is an unusual little cottage well suited to American living conditions. The low and pleasing lines of the overhanging roofs give this house an attractive appearance. The interior is arranged to give the maximum comfort in a house of this size. There is nothing wanting in accommodations and arrangement of rooms. The exterior is of stucco, with half timber work in the gables, which gives a pleasing touch to the exterior. The entrance leads into a small vestibule from which a comfortable living room opens on the left. A coat closet is at the right of the vestibule. The fire-

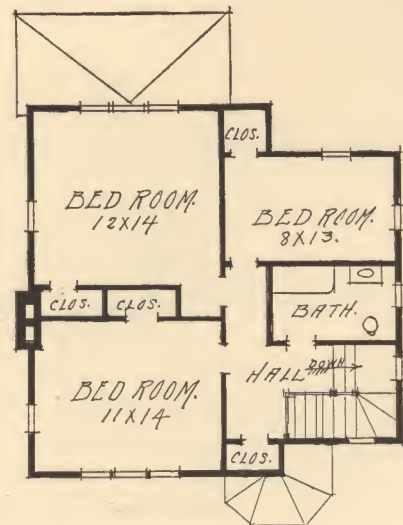
place is planned at the end of living room with book cases at the side. A dining alcove is planned off the kitchen in place of the formal dining room. One bedroom and bath are located on the first floor and two additional bedrooms are located on second floor together with a storage space. The porch at the side of the living room may also be connected with the dining alcove and kitchen and used for outdoor dining purposes. The width of house including porch is 32 feet. The floor area exclusive of porch is 700 square feet.

Five Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



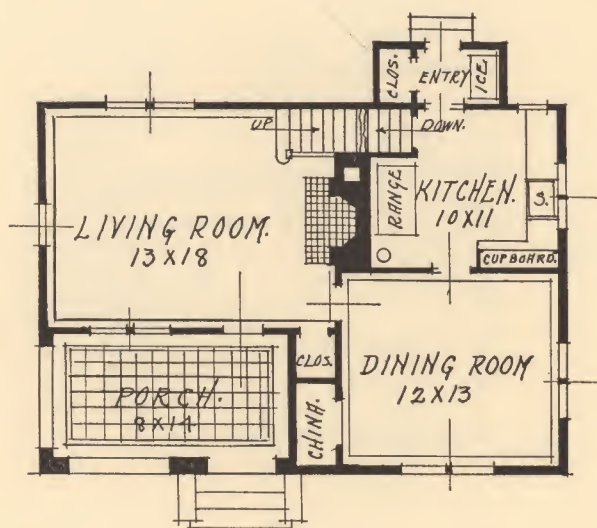
Second Floor Plan

THE small homes of England are widely admired for their picturesque appearance and their quaint home-like atmosphere. The house illustrated above shows the inspiration of the English cottage in its architecture, and is both unique and pleasing in style. The entrance porch, with turned balusters in the openings, adds a touch of interest to this part. To insure sunny rooms, the house should face east or southeast. Entrance to the house is through a vestibule, which has a large coat closet,—the stairs start opposite the doorway to the living room. The living room is so arranged that one end of it may be used conveniently for dining purposes. Its generous

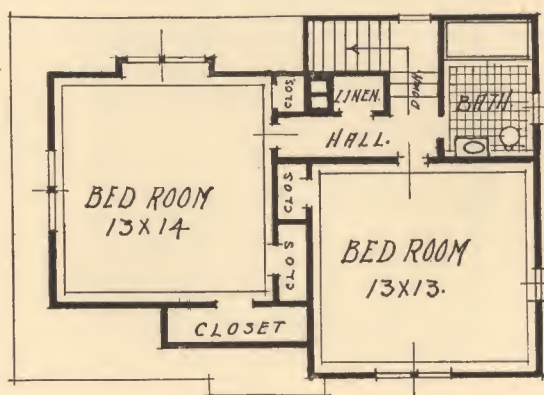
Five Room House

size, with a fireplace in center and the abundance of light, are features of this room. The kitchen is conveniently planned, and is arranged to minimize the amount of housework in this department. A small pantry is connected with the kitchen. A dining alcove is located at the rear of the kitchen adjacent to the living room. The second floor shows three bedrooms supplied with good closet space. The bathroom is located at head of stairs. The exterior walls are covered with white stained shingles, having a wide exposure. The width of this house is 28 feet and the area, exclusive of porch, is 672 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



Second Floor Plan

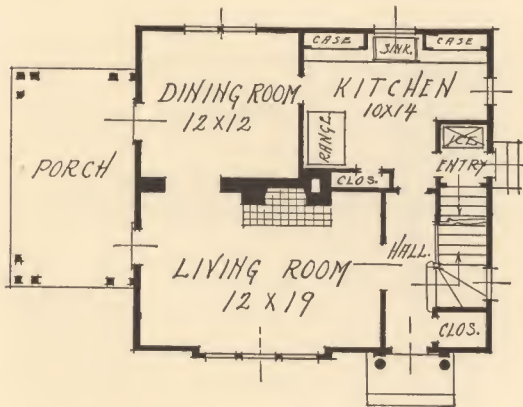
UNDER the auspices of The Building Trades Employers Association of New York, a competition was conducted some years ago for a small house of five rooms. This design was awarded first prize out of a selection of 208 drawings submitted from all parts of the country.

Simplicity was the keynote in the planning of this house. The unusually graceful roof lines make it a most attractive home which will appeal to the discriminating house owner. The house is built of wood frame with the exterior finished in stucco. The shingles are

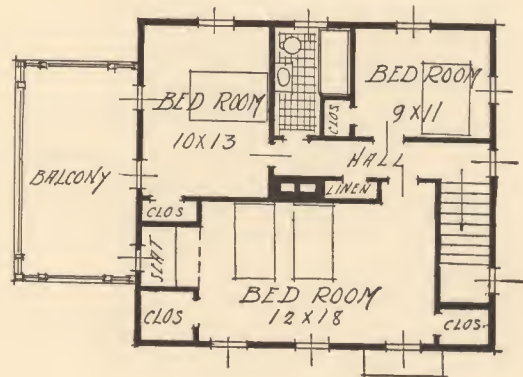
laid with every fourth course doubled, giving a rugged appearance to roof. A generous sized living room, dining room, kitchen and porch are found in the first story. The living room, well lighted on three sides, has a cheery fireplace, and from it at the side lead the stairs to second floor. Kitchen entry has space for ice box and broom closet. Ample closet space is provided on both floors. The second floor has two large bedrooms and a bathroom. The porch can readily be enclosed for a sun porch at small additional expense. The house has dimensions of 22 x 32 and a ground area of 704 square feet.

Five Room Cottage

ROBERT L. STEVENSON, Architect



First Floor Plan



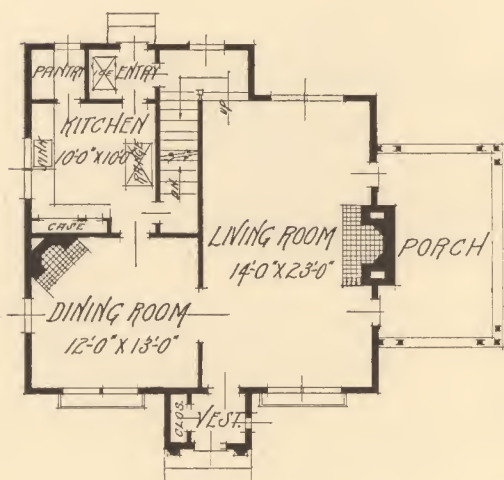
Second Floor Plan

THIS six room house, designed in the Colonial style, is suitable for city or suburb. It is conveniently planned and very compact. Its simplicity in plan and exterior treatment make it an economical type of house to build. The exterior details and good proportions combine to make it a house of character. The dignified entrance and large projecting window for living room with the flower box, and trellis at the sides, are striking features of the exterior. The plan is all that is to be

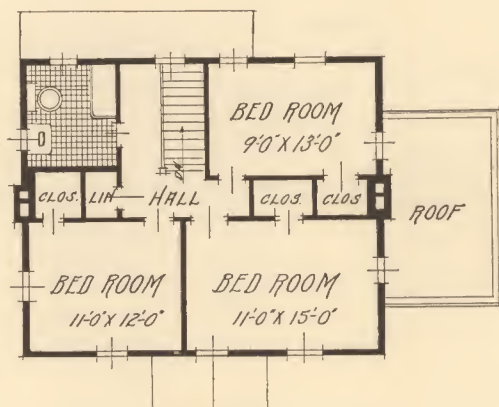
desired in a small house. One enters into a hall, with stairs leading therefrom to the second floor. A closet is located just inside the hall. The living room and dining room arrangement is a most popular one. The second floor contains three good sized bedrooms and bath. Ample closet space is provided. The width of the house over all, including porch, is 38 feet. Dimensions of house are 25 feet 6 inches x 28 feet. The area, exclusive of porches, is 714 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



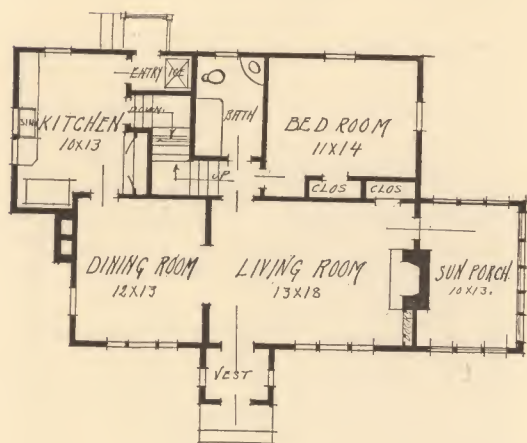
Second Floor Plan

THIS is an interesting Colonial type of house that will appeal to the lover of a home having character. The low roof and the details of the front entrance create a dignity and a quiet reserve that is most impressive. The design is of the symmetrical type balanced with a chimney at each gable end and with long windows on either side of the inviting entrance. This arrangement always makes an attractive appearance. The plan is compact and simple and eliminates the central stair hall. The stairs are located at the end of the living room and combine with kitchen stairs at the rear. Off the kitchen

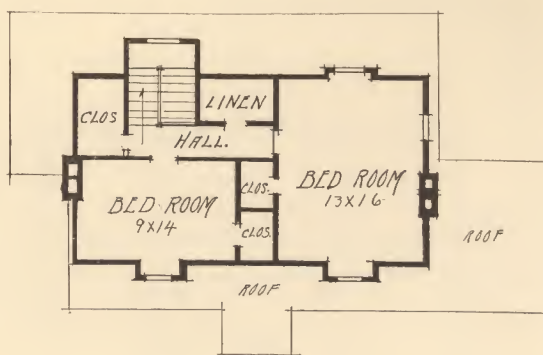
is a small pantry which may be used for a dining alcove if the owner prefers. Both living room and dining room have fireplaces. The porch off the living room can easily be enclosed for a sun porch. The second floor arrangement shows three good bedrooms and bath. All have extra large closets. The exterior is covered with extra long shingles of silver gray color. The dimensions of main house are 24 x 28 feet. The width of house, including porch, is 38 feet. The area of house, exclusive of porch, is 624 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



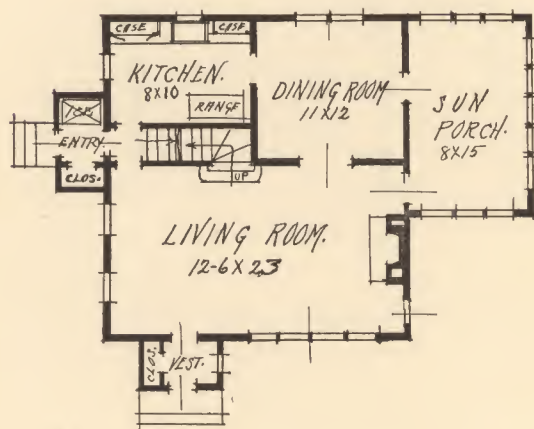
First Floor Plan



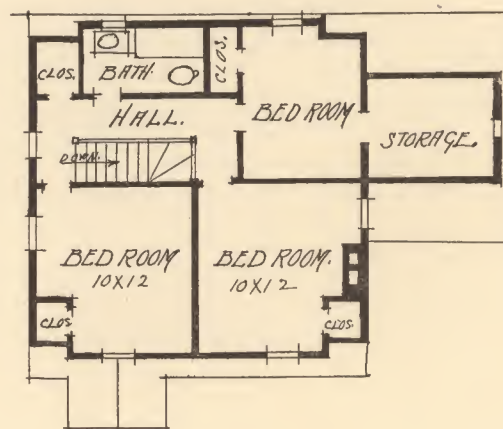
Second Floor Plan

THE house pictured above is designed exclusively for a suburban or country lot and has been adapted from the early New England cottage type. A house of this sort needs plenty of space on all sides. It should be set back from the road or street and should have trees and shrubbery to give a proper setting. The floor plan is modern in every respect and is arranged for comfort and convenience and has many features of interest. The spacious living quarters create an atmosphere that would impress a visitor with the hospitality of the house. Through a Colonial doorway, one enters directly into a

large living room with its open brick fireplace and the sun porch just beyond. The bathroom and one bedroom is located on the first floor, a very desirable arrangement for many. Two bedrooms with large closets are located on the second floor. The kitchen is conveniently arranged and is planned for good cross ventilation. The exterior walls are of frame construction, covered with stucco on metal lath. The width of house over all is 46 feet. The floor area is 970 square feet exclusive of sun porch.



First Floor Plan



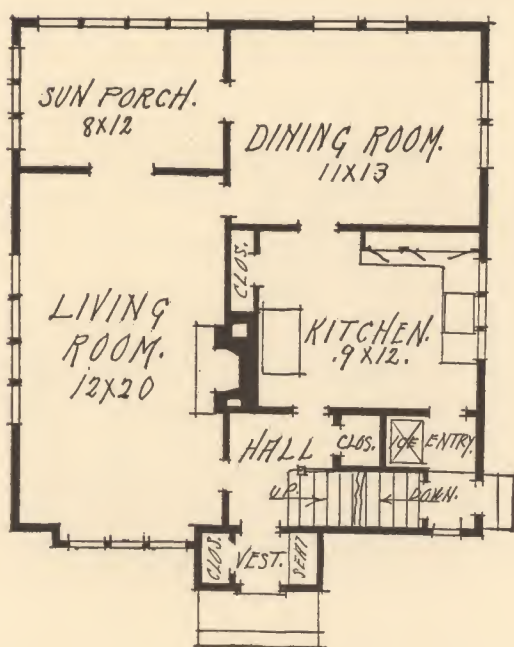
Second Floor Plan

THIS English cottage type of house presents an interesting study for both exterior and interior arrangement. The chimney coming out of the wall in the gable makes a pleasing touch to the exterior. The plan shows a six room house designed to utilize the floor space to the utmost advantage. The living room is planned to obtain good light and sunshine, on three sides. It has a fire-place, and glazed doors leading to the porch at the end. Stairs lead directly from the living room to the second

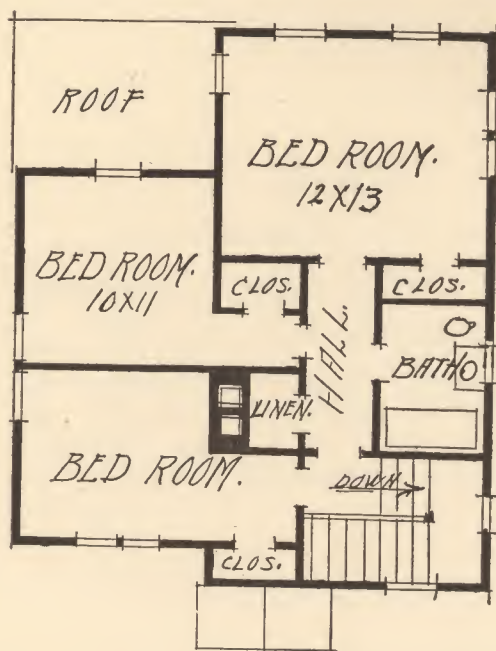
floor. The dining room also connects with the sun porch. The kitchen is of an efficient size to save steps and everything needed is within easy reach. The second floor contains three good sized bedrooms and one bath. Abundant closet space is provided, including a large linen closet in the hall. The width of house over all is 36 feet. Dimensions of main house are 24 x 24 feet. The area exclusive of porch is 616 feet. House is suitable for a corner or an inside lot.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



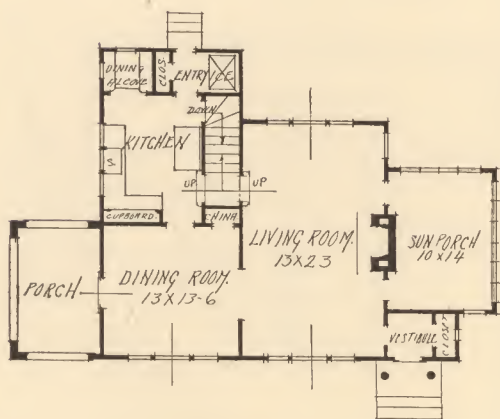
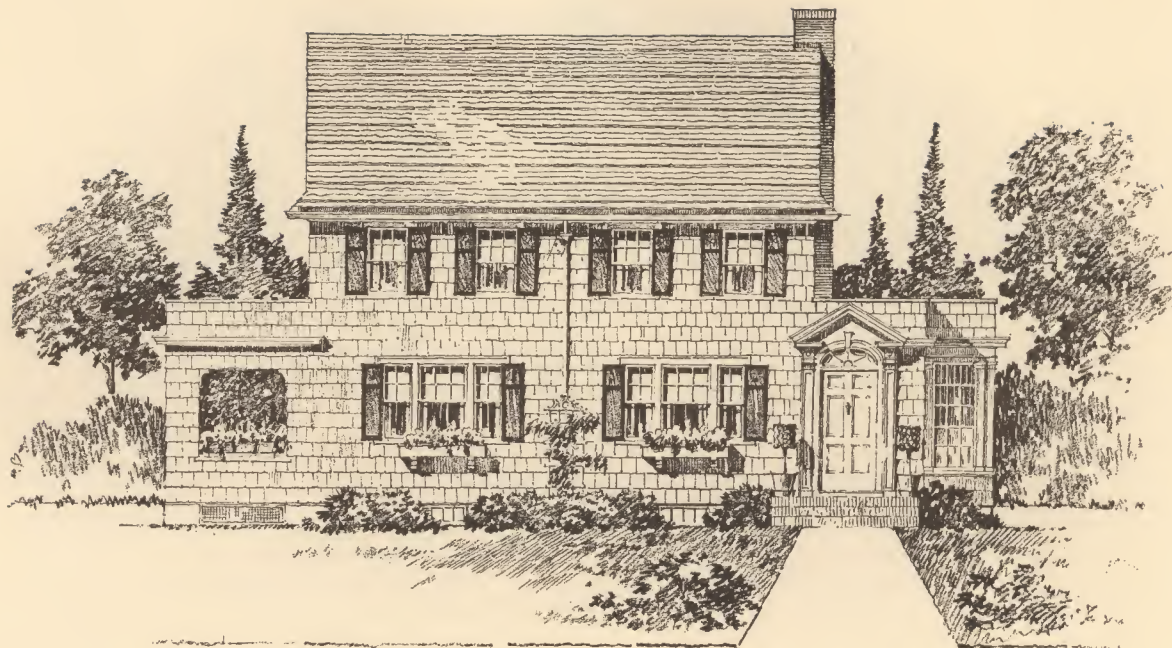
Second Floor Plan

THE long sweep of roof, nicely proportioned gables and sheltered entrance give this house a striking appearance. This cottage was designed for those who want something different from the mechanical small houses which we are so accustomed to see in the country. The interior arrangement is unique and provides for both the comfort and convenience of those living in it. The front door is but a step from the kitchen and the living room and stairs are ideally located. Entering through a quaint covered stoop, one comes into a hall that connects

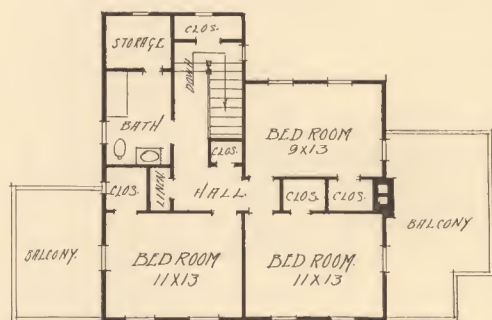
with both the kitchen and the living room. The living room, sun porch and dining room all have connecting doors and an abundance of light is afforded for all these rooms. The kitchen has been arranged with care and thought and the rear entry just around the corner of the house with space for refrigerator makes this part of the house complete in every detail. On the second floor are three well arranged, well lighted bedrooms and bath. The width of house is 28 feet. The area at first floor is 840 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



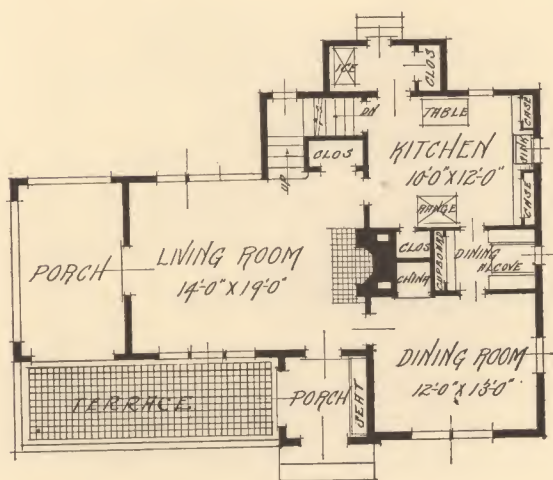
Second Floor Plan

THE quiet dignity of this Colonial house will appeal to the lover of a real home. The plan presents a well studied arrangement of rooms in a small area. The open porch arrangement at the side of the dining room, and the sun porch and entrance at the other end, make a most attractive front elevation, and make the house look much larger than it really is. The interior of the house is very compactly planned, and while the rooms are all of generous size, waste hall space has been entirely avoided in planning. The living room occupies the entire side of the house. The staircase ascends from this room and also combines with stairs from the kitchen, permitting easy access from living room to kitchen. The

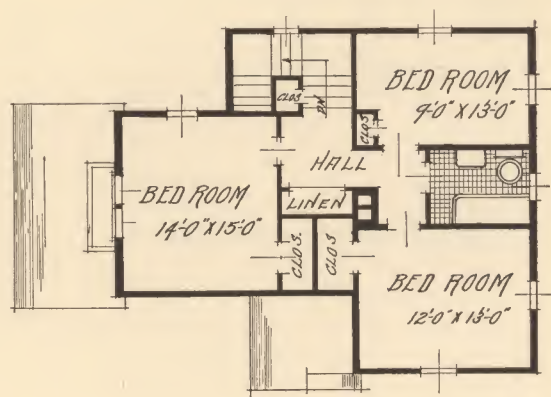
enclosed porch adjoins the living room with French doors at each side of the fireplace. The dining room is of generous size with broad windows at front to match living room. The kitchen has a large closet and space for ice box at entry. A dining alcove is located at the rear of the kitchen. The second floor reveals three good sized bedrooms, all having corner ventilation. An abundance of closet room is provided. The exterior is finished in white stained shingles with shutters of pea green color. The dimensions of the main house, not including porches, is 24 x 28 feet. The width over all at porches is 48 feet. The area is 672 feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



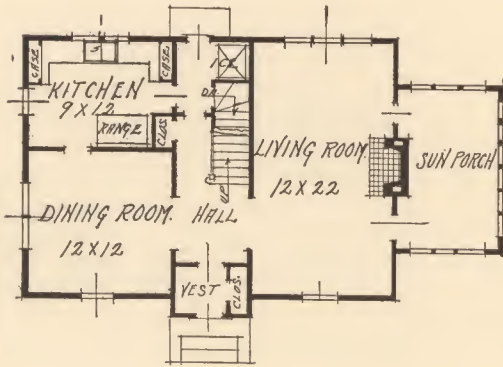
Second Floor Plan

HERE is an unusual little cottage of stucco and half timber work. The low and pleasing lines of its overhanging roof give this house an attractive appearance. The interior is arranged to give the maximum of comfort in a house of its size and is planned to utilize the floor space to the best advantage. The large and spacious staircase has no place in this plan. The living room is planned to obtain good light and sunshine on three sides and has a fireplace. The glazed doors at the

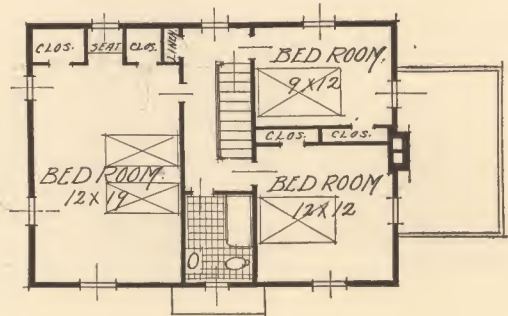
end lead to the porch which may be enclosed for a sun porch. Stairs lead directly from the living room to the second floor. A breakfast room separates dining room from kitchen. The second floor contains three bedrooms and bath. Abundant closet space is provided. The house is suitable for a corner or inside lot. The width of house over all is 41 feet. The area is 690 square feet exclusive of porches.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



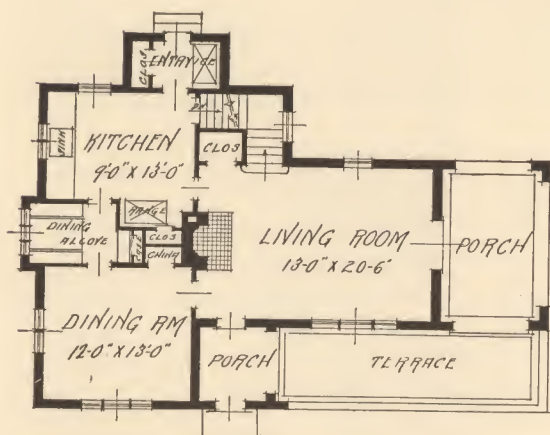
Second Floor Plan

THERE are very pleasing and attractive lines in this Colonial design which give it an air of refinement and dignity. It would be well suited to a suburban location, having a number of trees and shrubbery to give it a proper setting. The plan presents a well studied arrangement of rooms and the construction of the house is extremely simple and economical. A shingle roof of dark moss green with clapboard walls of a cream colored tint make a pleasing color scheme for the exterior. The

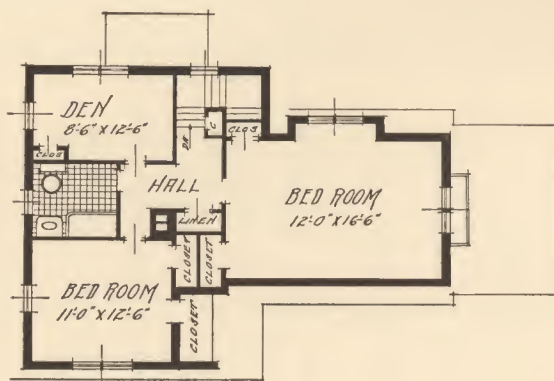
living room has a large fireplace, with French doors at the side leading to the sun porch. The entrance is into a small hall which leads directly to both the living room and dining room. The second floor has three bedrooms and bath, with good closet space. The width over all, including sun porch, is 41 feet. The dimensions of the main house are 23 x 32 feet and it has an area of 736 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



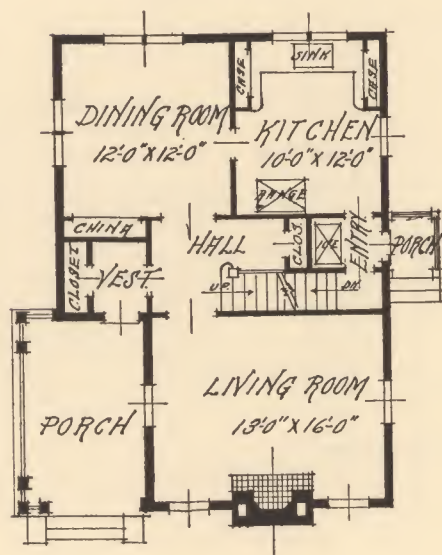
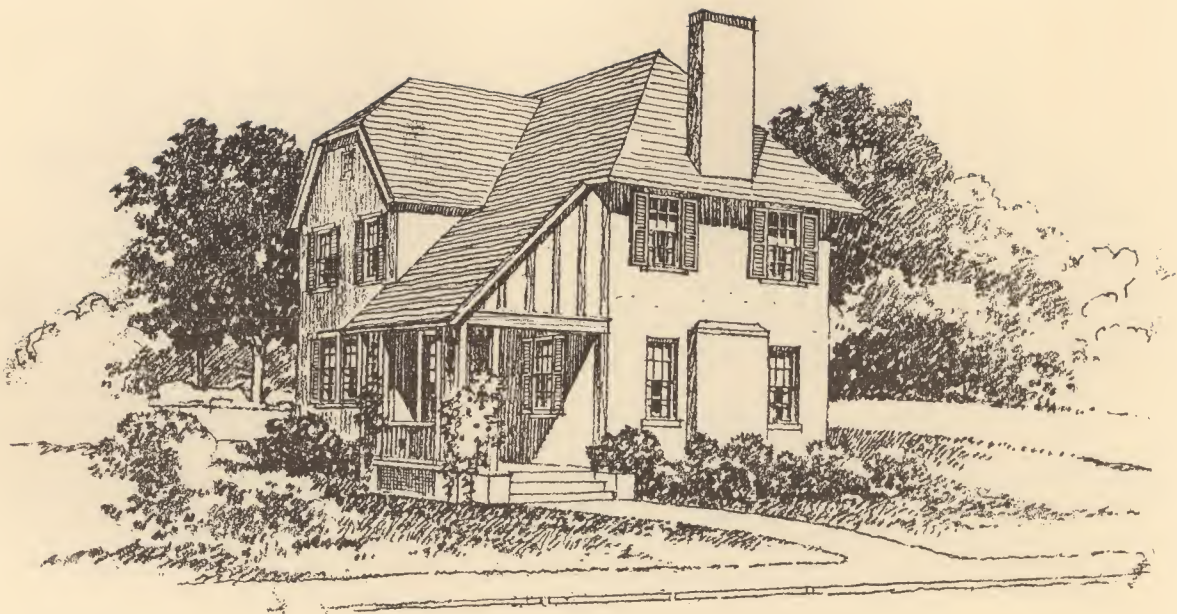
Second Floor Plan

TO many persons, the brick house appeals most strongly; for brick always makes a most substantial and durable wall material. This English style of house is a type that expresses the material employed, has the appearance of solidity and dignity, and lends itself to the planting of trees and shrubs. The half timber and stucco work in the gables makes a pleasing combination with the brickwork. Brick walls also have an advantage over frame in that they require no repairs or painting. The floor plans show a six room house planned to utilize the floor space to the utmost advantage; the large and spacious hall for staircase has no place in this

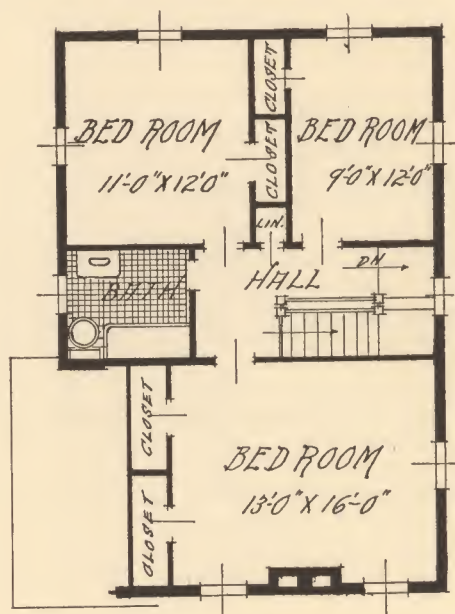
plan. The living room is planned to obtain good light and sunshine; it contains fireplace and glazed doors leading to the porch at the end. Stairs lead directly from the living room to the second floor. The dining room has a large china closet and is separated from the kitchen by a breakfast room. The second floor contains three good sized bedrooms and one bath. All rooms having corner locations, good ventilation is assured. Abundant closet space is provided, including a large linen closet in the hall. The width over all is 45 feet and the house contains an area of 750 square feet exclusive of porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



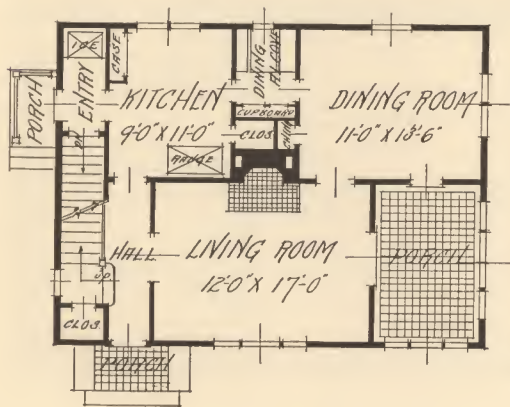
Second Floor Plan

THIS six room house presents an interesting study and is derived from the English cottage type. The offset in the chimney, the half timber work over porch and the graceful roof lines are striking features of the design which is particularly adapted for stucco. The plan is adapted to a lot 40 feet or more in width and is suitable for facing in almost any direction. The living room is bound to be cheerful and sunny with its windows

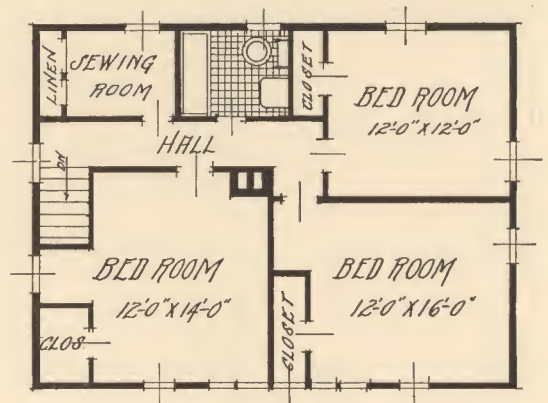
on three sides. The entrance is through a vestibule which has a large coat closet and thence into a central stair hall which divides the living room from the dining room and kitchen. The master's bedroom, located over living room, is of a generous size with two large closets. All bedrooms have corner ventilation and have ample wall space for beds and furnishings. The house is 23 feet wide by 33 feet deep, having an area of 759 feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



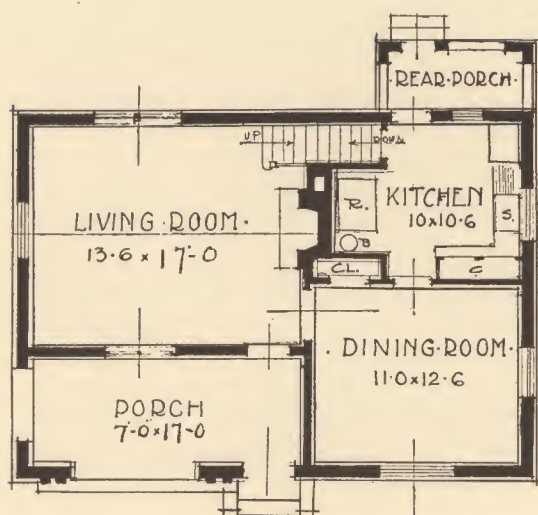
Second Floor Plan

THIS cottage suggests Swiss Chalet architecture, and has many features of interest. The interior arrangement is ample and complete. The living room has a porch at the end, also accessible from the dining room, which can be enclosed or left open according to the weather. The modern tendency toward compact, conveniently arranged interiors is emphasized in this plan where the floor space is all used to advantage. From the trellised entrance porch, you step into the hallway, which in this plan is made almost a part of the living room because of the very wide cased opening between hall and living room. A glazed front door and a window on the landing light the stairway and hall. The hall

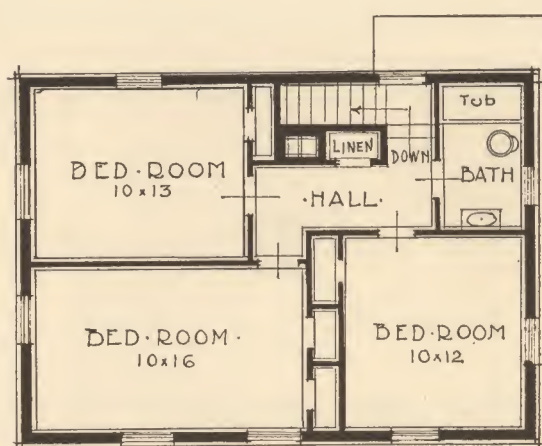
Six Room House

provides easy access from the kitchen to the front part of the house. The coat closet is convenient to front entrance. The large windows at the front make the living room cheerful and light. A breakfast room separates the kitchen from the dining room. The dining room is planned with a china closet built into the wall. On the second floor, there are three good bedrooms, bath and a sewing room. Ample closet space is provided. The general construction of this house is frame with stucco finish. The half timber work and all exterior woodwork is stained a dark brown color to form a pleasing contrast with the stucco. The dimensions of this house are 24 x 32 feet. The area is 768 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



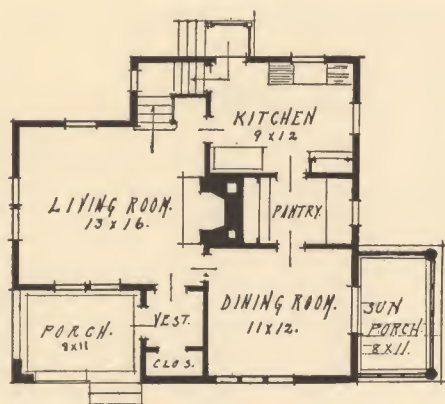
Second Floor Plan

THE house illustrated above was designed to have the exterior walls of stucco, depending upon simple mass, good proportions and color scheme for beauty rather than elaborate details and ornaments. The design would also be suitable for clapboards. The house should set low, surrounded with shrubs, and have a number of shade trees for a proper setting. The floor arrangement is very compact with no waste space. The living room has an abundance of light on three sides. Stairs lead

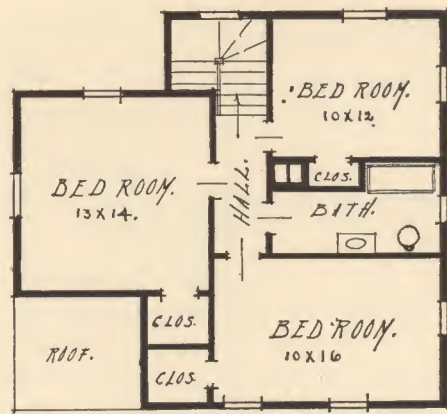
directly from the living room to the second floor. The kitchen is of ample size, with cupboards, sinks, etc., arranged for convenience. The second floor plan shows three good sized bedrooms and bath. All rooms have corner locations permitting good light and cross ventilation. Ample closet space is provided. Outside dimensions of the house are 22 x 32 feet, and it contains an area of 704 square feet including porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



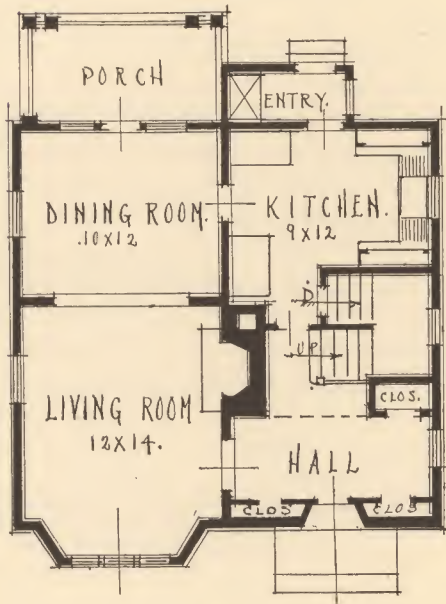
Second Floor Plan

THIS modern house has good architectural lines as well as an excellent floor plan. The rooms are of ample size and conveniently arranged, with plenty of windows for air and sunlight, leaving no waste space. The exterior gives broad low lines in effect. The walls are covered with stucco, contrasted by green shutters and the roof shingles are stained a soft green color. The massive chimney in the center of the roof adds to the character of this house. The house is entered through a vestibule directly into the living room. This room is of

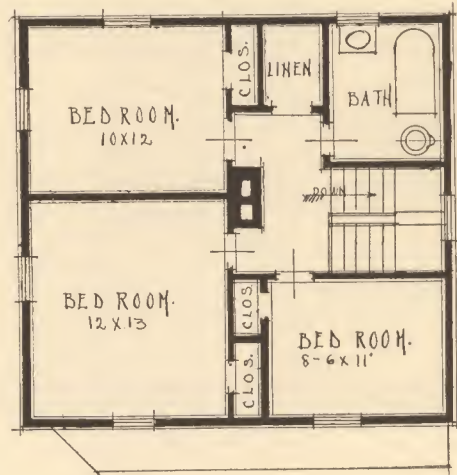
good size and has windows on three sides. The stairs lead directly to second floor from corner of living room. There is a sun porch with glazed doors from dining room as well as an open porch at front entrance. The kitchen is compact and has a serving pantry. The second story contains three bedrooms and a bathroom. Exceptionally large closets are provided. The width of house over all, including sun porch, is 37 feet, and it contains an area of 720 square feet, not including sun porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



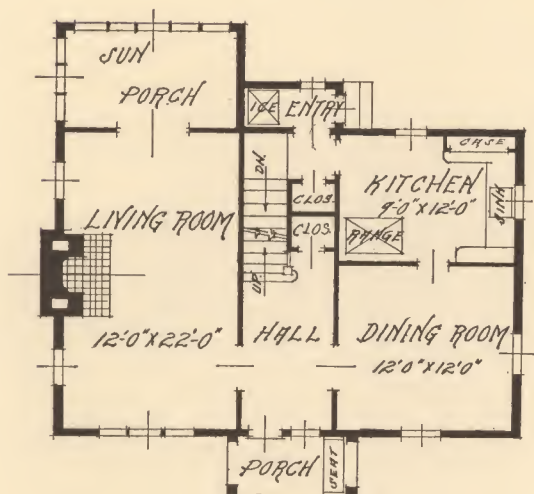
Second Floor Plan

THIS house has a wood frame covered with stucco in a slapdash finish. The exterior woodwork is stained a dark brown color. At the rear is a porch which should face a garden. A shingled overhang extends from bay-window of living room to the front entrance. Economical use of space is the feature of this cottage. The interior planning is simple, making good use of floor area. The first floor contains living room, dining room, kitchen

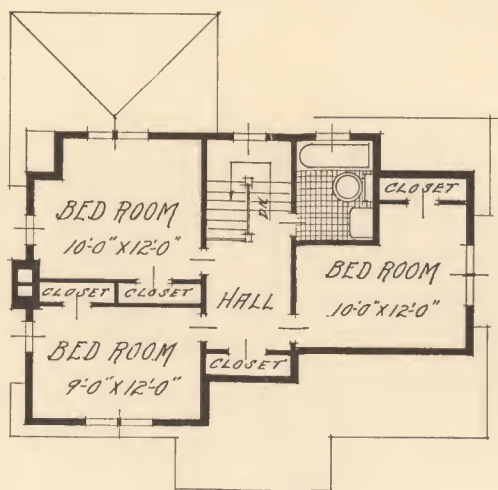
and entrance hall. The second floor has three bedrooms and bath. The dimensions of main house are 25 x 26 feet. The living room and the dining room arrangement readily permits the combining of these two rooms. The exterior may be executed in shingles or clapboards and retain its character in design. The area of the house is 692 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



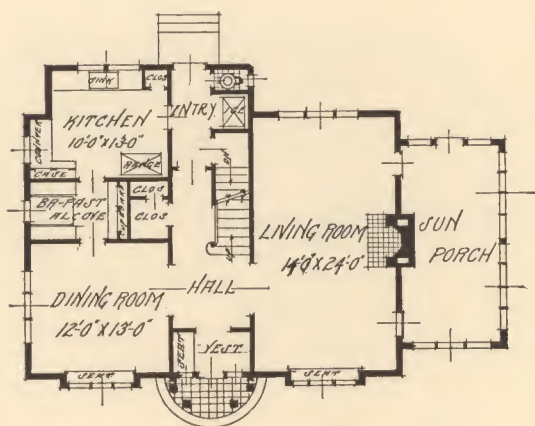
Second Floor Plan

FEW houses possess a more homelike appearance than this little Colonial cottage. It is a home of character of the early New England cottage type. The entrance porch with its sweeping lines gives shelter to seats and adds to the picturesqueness of the design. The floor plan embodies all that is modern in cottage planning. The enclosed sun porch at rear faces a garden and affords more privacy than if placed at the front of the house. The living room is of ample size with a fireplace

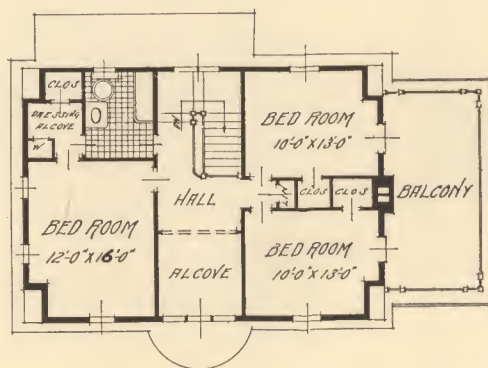
in the center. The kitchen is conveniently planned with a place for the ice box in the rear entry. The dining room is a well lighted corner room of ample size. The second floor contains three bedrooms with good closet space. Height of bedrooms is 7 feet 6 inches. First story height is 8 feet. The outside dimensions of the main house are 22 x 32 feet, and it has an area of 704 square feet, exclusive of sun porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



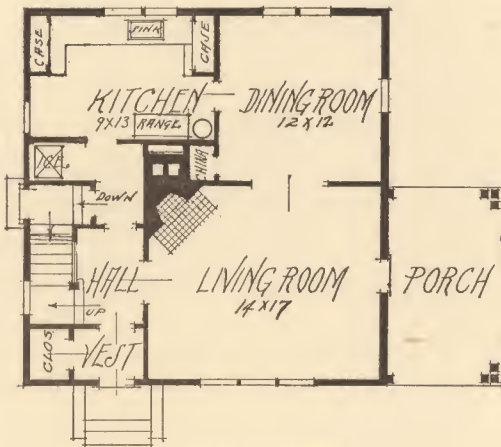
Second Floor Plan

THIS modern design of a Dutch Colonial house is impressive and dignified. It will be a credit to its owner, in the best section of any suburban development. One of the charms of the Dutch Colonial type is the long, low, homelike effect of the exterior. The gambrel roof assists in producing this homelike character, but at the same time, this type of roof, with the large dormer windows across the front, gives the bedrooms full height. The simple rectangular plan, the elimination of waste

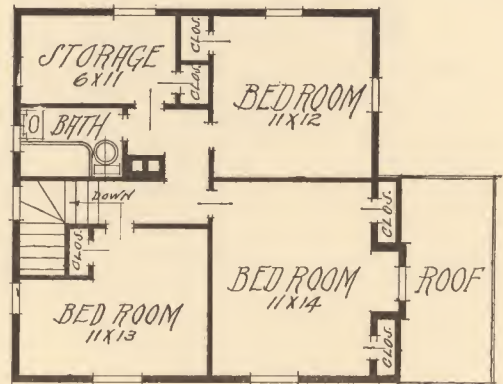
space and building costs likewise makes this style of house reasonable to build. The interior arrangement with its large living room, fireplace, enclosed side porch, entrance vestibule, and splendid bedrooms, make this house particularly desirable. The width of house over all with porch is 45 feet. The main dimensions of house are 24 feet 8 inches by 35 feet and it contains an area of 955 square feet, exclusive of porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



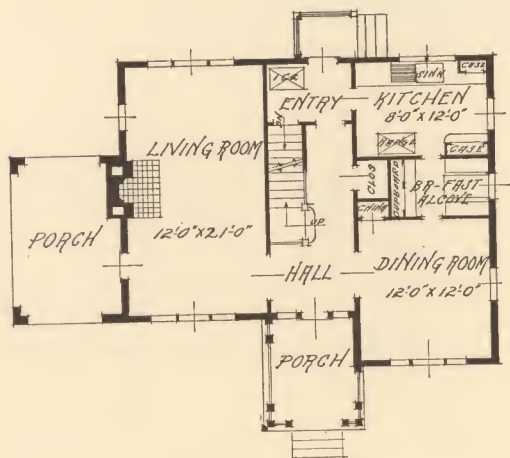
Second Floor Plan

THIS house presents an appearance that will cause it to stand out from its neighbors because of beauty of outline. It is almost square in plan and this shape of house is economical to build. Looking at the exterior, one cannot help but notice that there is nothing expensive about the design and yet it is decidedly effective. The nicely proportioned entrance of Colonial detail is a striking feature of the exterior. In this house one enters into a hall connecting with the living room. At the side

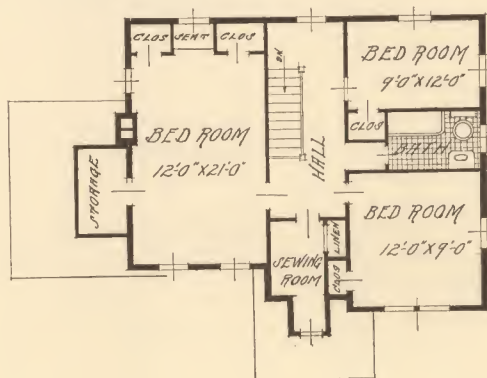
Six Room House

of the hall, stairs lead to the second floor. The porch at the end of the living room can readily be enclosed for a sun porch, or it can be trellised to good effect, giving privacy and seclusion. All rooms have good light and ventilation. The second floor contains, besides the three bedrooms and bath, a storage room. The plan is adapted for an inside or a corner lot with a frontage of 50 feet or more. The dimensions of the main house are 24 feet 8 inches x 27 feet 6 inches. The area is 678 feet.

ROBERT L. STEVENSON, Architect



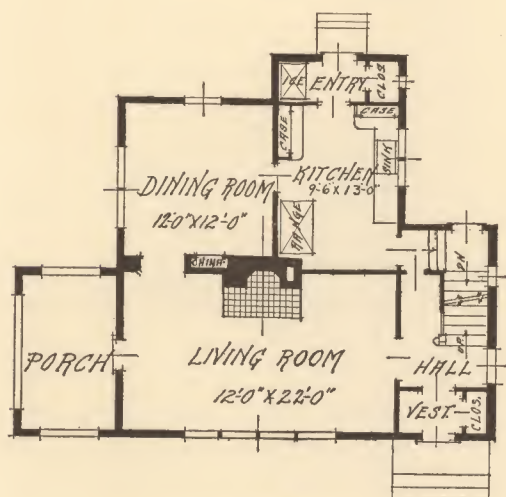
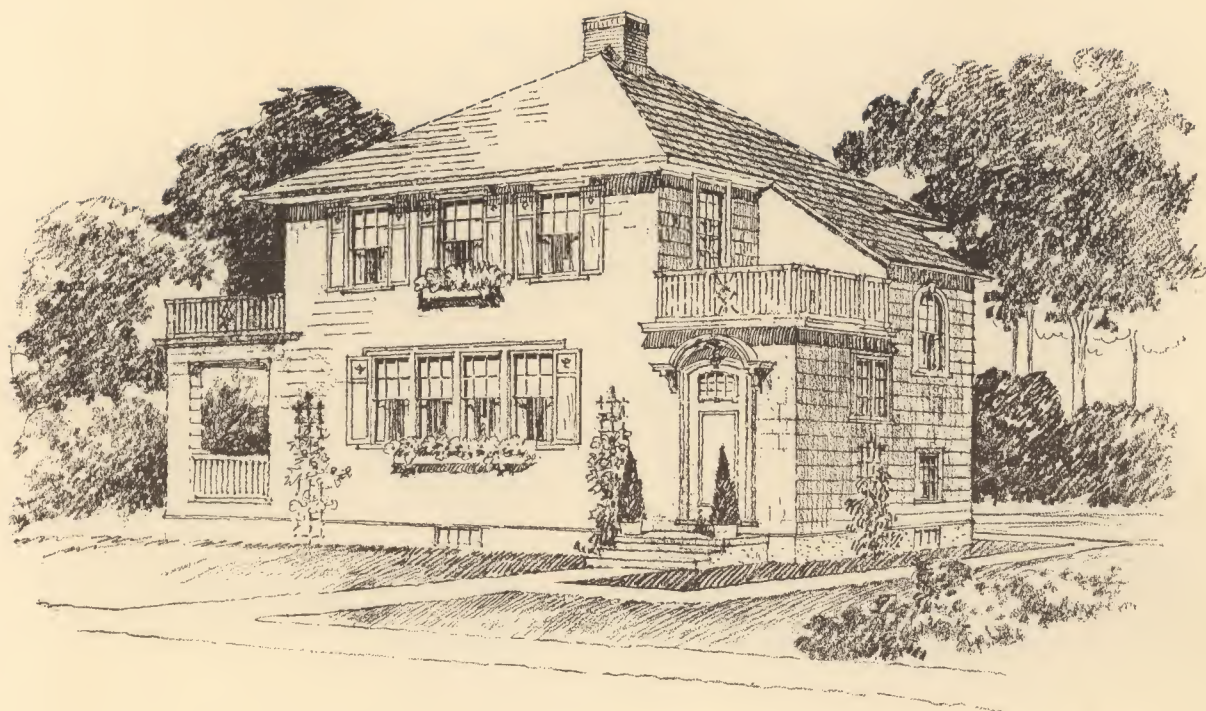
First Floor Plan



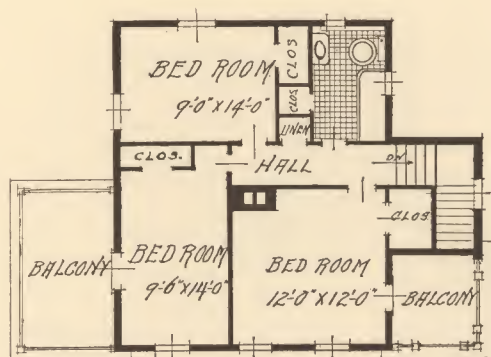
Second Floor Plan

FREQUENTLY a man wants something different, something which distinguishes him from his neighbor and which is as original as his own personality. This picturesque layout is suggested for such a home builder. This house has been designed to set on a tract of land having plenty of trees for a background. Many houses gain their picturesqueness at the expense of interior arrangement, which cannot, however, be said of this design, for while it possesses an extremely charming exterior, the interior is very homelike and livable. The living room and dining room are placed on either side of the entrance hall, and the entire breadth of this portion of the house is open, allowing a vista from end to

end. The living room is a generously proportioned, attractively arranged room, with an abundance of window light and ample wall space. The porch at the side of the living room can readily be enclosed for a sun porch. A breakfast nook with a large cupboard is placed between dining room and kitchen. The plan of the second floor provides three good chambers and bath. The exterior walls are covered with long shingles of silver gray color laid with a wide exposure. The width of house including porch is 42 feet. The main house is 22 x 32 feet and contains an area of 780 square feet, exclusive of porches.



First Floor Plan



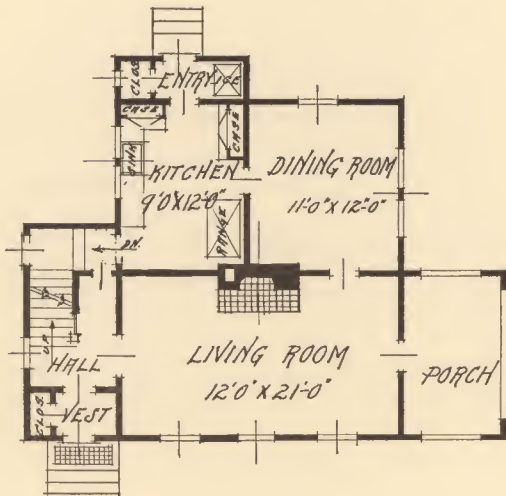
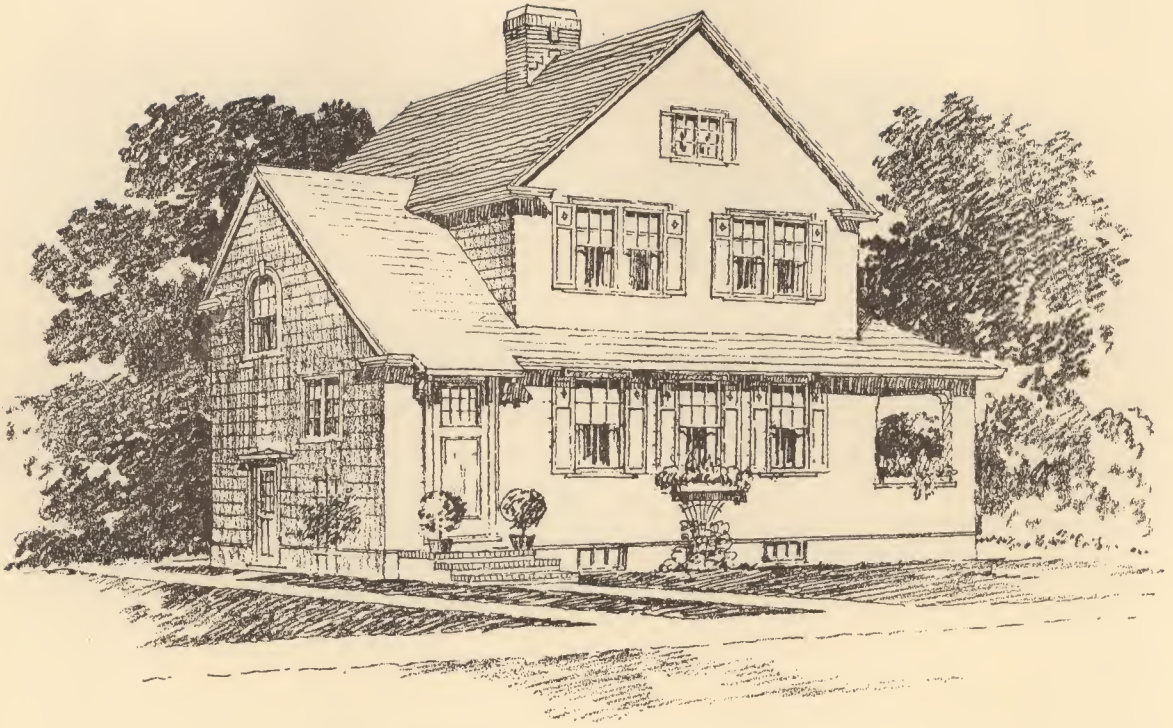
Second Floor Plan

INDIVIDUALITY marks this very practical and attractive home of six rooms. Both the plans and exterior present an interesting study. Its graceful lines and well proportioned facade give expression to the well arranged plan and the whole would be a credit to its owner. The house is equally well suited to an inside or corner lot. Rooms are all of good size, well lighted and

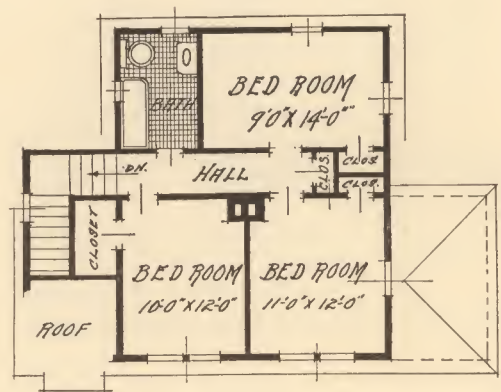
ventilated. The living room chimney provides a flue for kitchen coal range where gas is not used. The balconies leading from the bedrooms are a desirable feature of this house. This house can be built inexpensively because of its simple composition. The width over all, including porch, is 36 feet. The house is 29 feet deep and contains an area, exclusive of porch, of 702 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



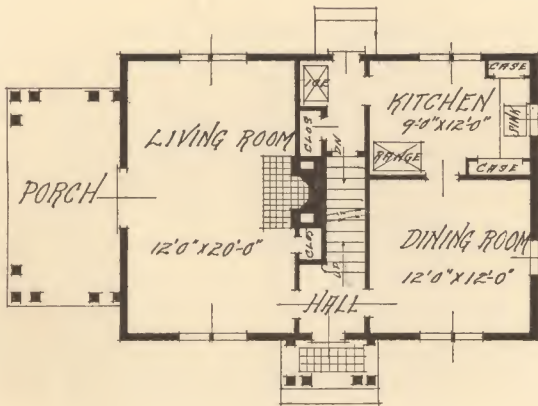
First Floor Plan



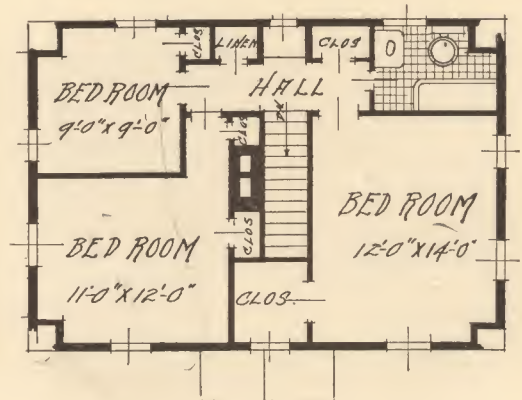
Second Floor Plan

“A HOME not a house” might fittingly be applied to this design. The plan is a model of compactness and the exterior has character. The arrangement is adapted for almost any site, either as shown or reversed to fit the points of the compass. One enters into a vestibule and thence into the stair hall opposite the living room. Coat closets are provided in both vestibule and hall. The central fireplace in the living room has a flue for a kitchen coal range if owner prefers it to a

gas range. A grade entrance is located at the side which leads to both basement and kitchen. The kitchen and dining room are well proportioned, with good light. The second floor is planned to good advantage with no waste space. The bathroom is over the kitchen, effecting a saving in plumbing. The width of house over all, including sun porch, is 36 feet, and the area of house, not including sun porch, is 700 square feet.



First Floor Plan



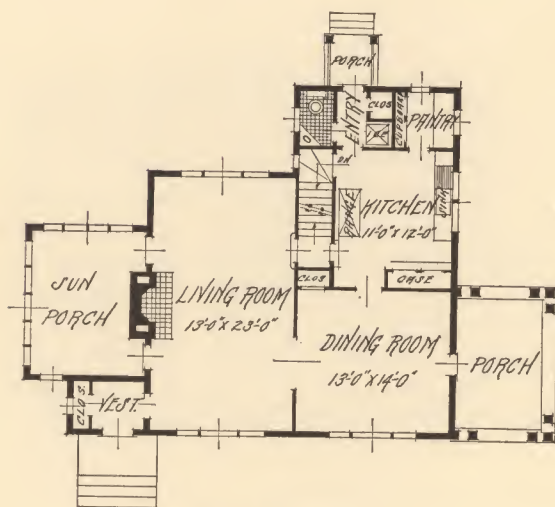
Second Floor Plan

THE Dutch Colonial house with its low overhanging roof is a type that is becoming very popular with home builders. There is a distinct charm about these low comfortable looking houses. In detail they are similar to our early Colonial homes. The plan of this house shows an exceedingly compact and convenient arrangement of floor space. A small central entrance hall leads

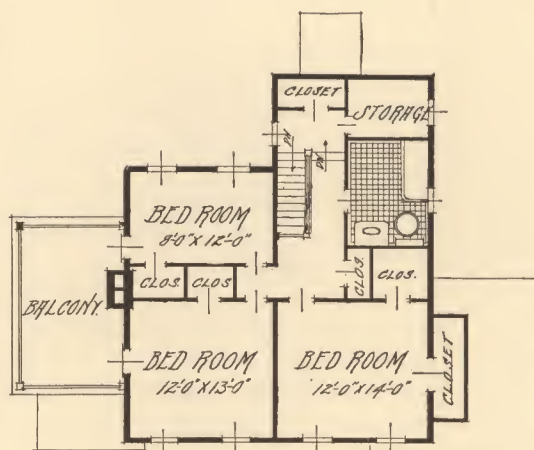
to both dining room and living room. The living room fireplace carries a flue for a coal range. The three bedrooms all have corner ventilation with good closet space. The dimensions of house are 21 x 30 feet with a porch 8 x 16 feet. The first floor ceiling is 8 feet high and the second floor is 7 feet 8 inches. The area, exclusive of porch, is 630 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



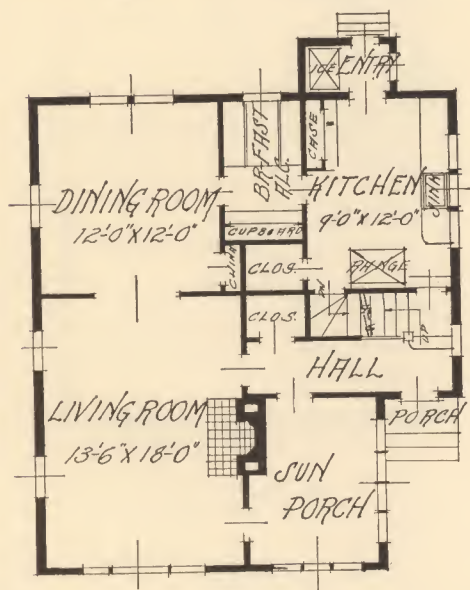
First Floor Plan



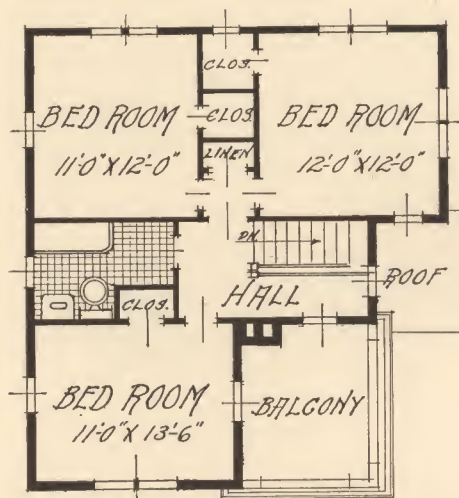
Second Floor Plan

THIS is a very pleasing and convenient home for the average family. The low, rakish effect of the roof sweeping down over the entrance and open porch at the end produces a picturesque exterior. The compactness of plan makes this design a great favorite. The porch treatment at each end makes this small house appear larger than it really is. The circular hooded front entrance with black iron lamps at both sides and the brick steps, make an interesting exterior detail. One enters into a vestibule having a coat closet and thence directly

into the living room. Stairs to second floor lead from the living room and from the kitchen. At the rear of kitchen a pantry is planned. This space may be used for a dining alcove if so desired. A toilet room is provided at kitchen entry. The entry has a place for the ice box and a broom closet. At the second floor, besides the three bedrooms and bath, a storage room is planned. The width of the house, including porches, is 48 feet. The main house is 24 x 28 feet and the total area, exclusive of porches, is 790 square feet.



First Floor Plan



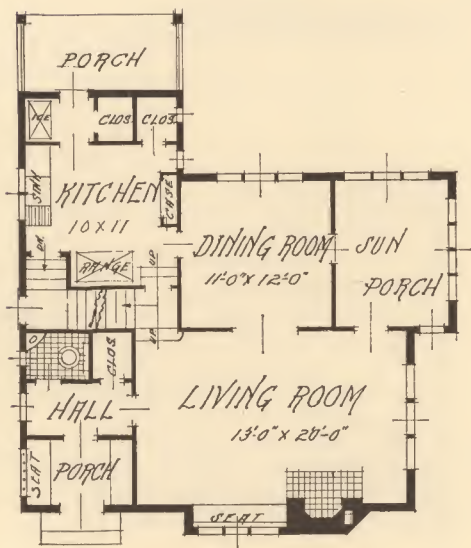
Second Floor Plan

FOR the closely built suburbs or for the small city, this house of six rooms and sun porch will make a fitting design. It is unique in its composition, and in its good proportions, it makes an interesting picture from all sides. The width of the house is 28 feet and it is suitable for a lot of 50 feet frontage, leaving ample space for a driveway without crowding the lot line on the other side. The outside walls are covered with long shingles laid with wide exposure and finished in the old white-

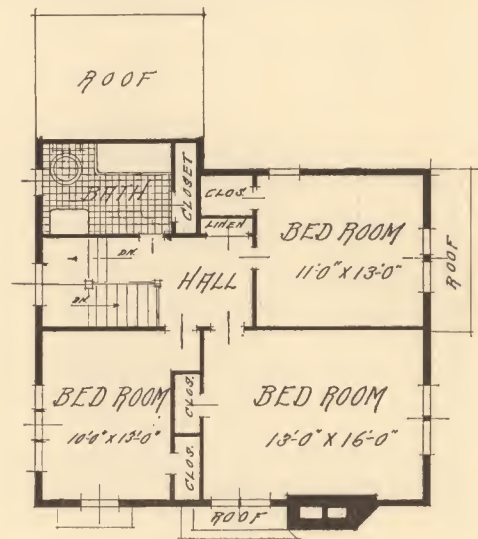
wash effect, while the roofs are finished in green shingles. The shutters are finished in a moss green; the outside trim is of a cream color. The plan is very conveniently arranged, with direct access from entrance hall to kitchen. The breakfast room between dining room and kitchen has a large cupboard at end for dishes. Good closet space is provided. Three good bedrooms and bath are planned on the second floor. The area of the house, exclusive of sun porch, is 738 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



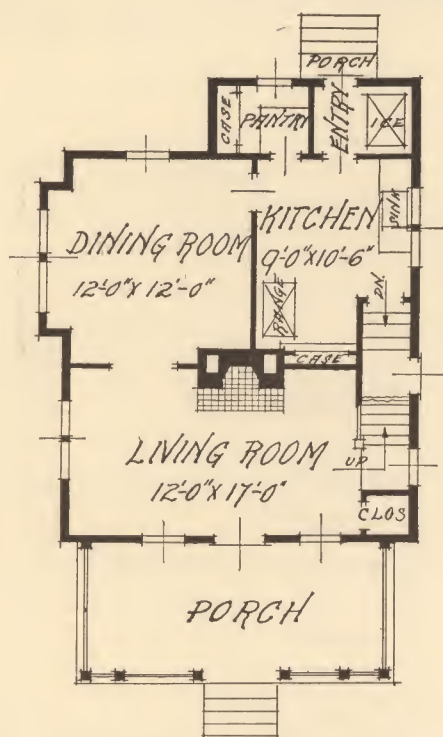
First Floor Plan



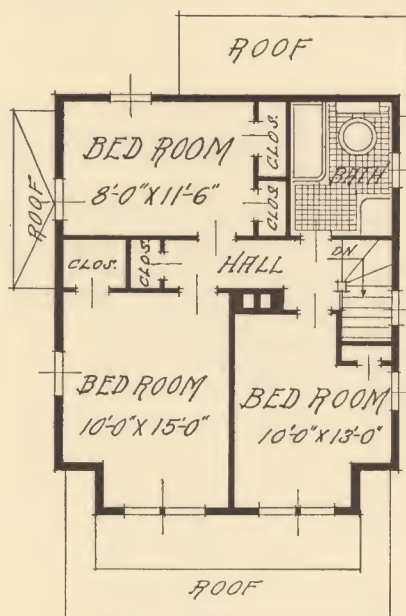
Second Floor Plan

THERE is something very homelike about this house of English design. It snuggles down into its surroundings and gives the appearance of growing out of the earth with the shrubbery. This type of house should have a generously proportioned lot. The massive chimney and bay window treatment gives the house an air of individuality that is sure to be admired. The design is particularly adapted to stucco. Brick veneer would also be a suitable exterior. In the plan are many

features of interest differing from the ordinary small home plan. The entrance hall has a toilet room and large coat closet. Stairs leading from the living room combine with the stairs from the kitchen. The dining room and sun porch are nicely located in relation to the living room. In the second floor are three bedrooms and bath with good closet space. The dimensions of main house are 25 x 30 with an area of 920 square feet, including porch.



First Floor Plan



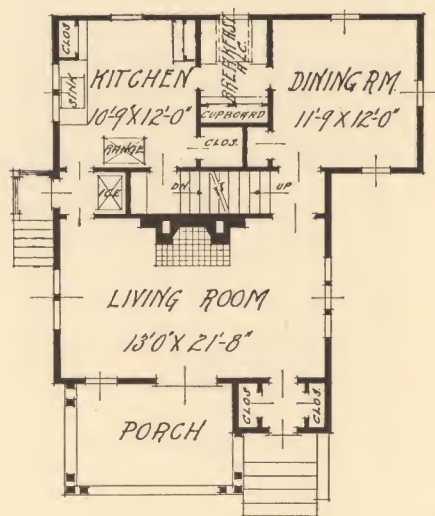
Second Floor Plan

MANY home builders have a preference for a house with a porch over the entire front as shown in the above illustration. This type of plan is well suited for the narrow lot and can be built economically. In this six room house, the rooms are all in good proportion. The living room occupies the entire front of house with stairs leading from it to second floor. The central chimney in living room permits of a flue for a kitchen

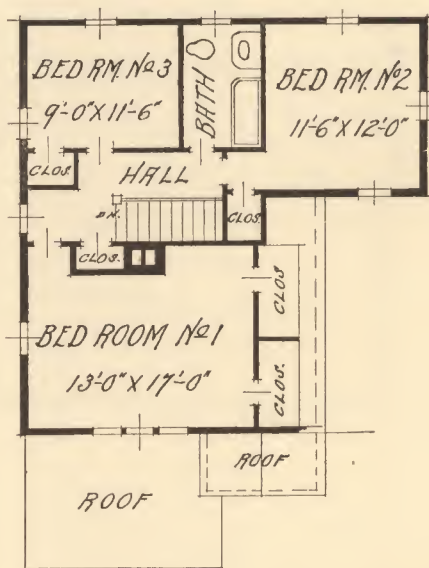
Six Room House

coal range if so desired. A grade entrance to kitchen and basement makes a well balanced side elevation and saves the cost of building a bulkhead. The kitchen is provided with a pantry and has a rear entrance with a place for ice box. The three bedrooms on the second floor all have corner ventilation and have ample closet space. The house is 22 feet wide and has an area exclusive of porch of 570 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



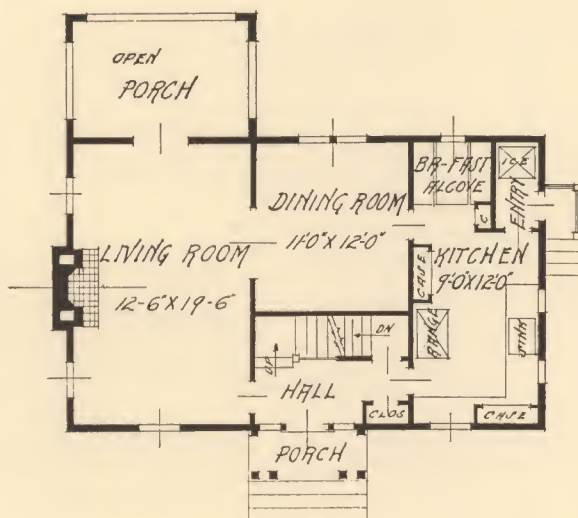
Second Floor Plan

TO those seeking individuality in a home, this six room house will appeal. The dignified entrance of Colonial detail, with its low overhanging roof, makes a striking picture. The layout of rooms is well suited to a lot 50 feet wide without crowding. The entrance is through a vestibule with coat closets on either side. The living room is of generous size for a small house. There are French doors leading to the porch at the front.

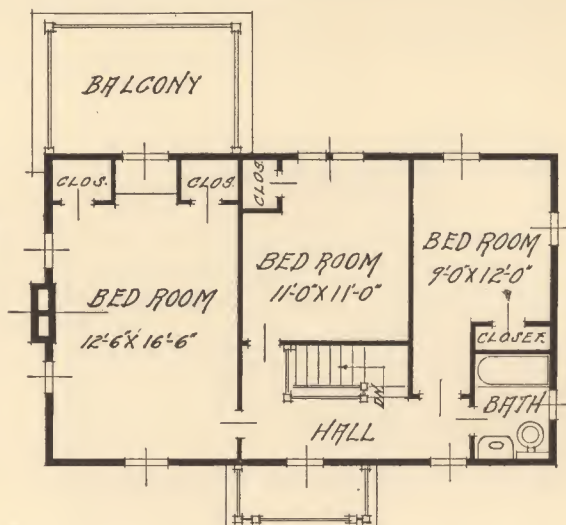
Six Room House

This porch may readily be enclosed with glass if desired. A breakfast room is located between kitchen and dining room. An abundance of closet room is provided throughout the house. The master's bedroom over the living room can have a fireplace at small additional cost. The main house is 22 feet 6 inches x 30 feet with dining room ell 8 x 13 feet, and contains an area of 779 square feet, exclusive of the porch.

ROBERT L. STEVENSON, Architect



First Floor Plan



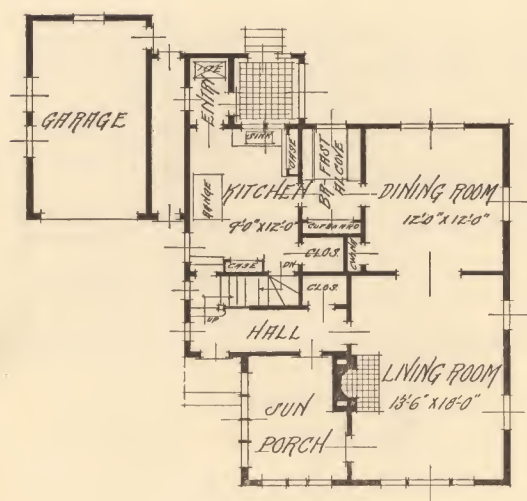
Second Floor Plan

THE very simplicity of this attractive six room house of Colonial design will appeal to many. Its good proportions and details give it an air of refinement in which the owner will take pride. While the exterior treatment shows wide siding, shingles, stucco or brick would be just as appropriate material. The plan follows the English idea of having the principal rooms and porch face a garden at rear of house. A southern exposure would be ideal for the plan. The breakfast room, which

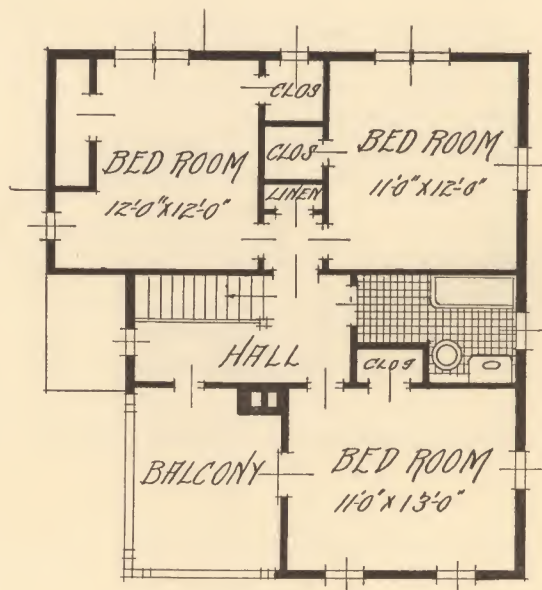
has become so popular in recent years, is located at the end of the kitchen. Ample cupboard space and closets are planned for the kitchen with space for the ice box in the entry. All the rooms are of good size for an average family. The master's bedroom over the living room is very generous, with two good closets. The dimensions of the house are 21 x 34 feet and it contains an area of 718 square feet, excluding the porch.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



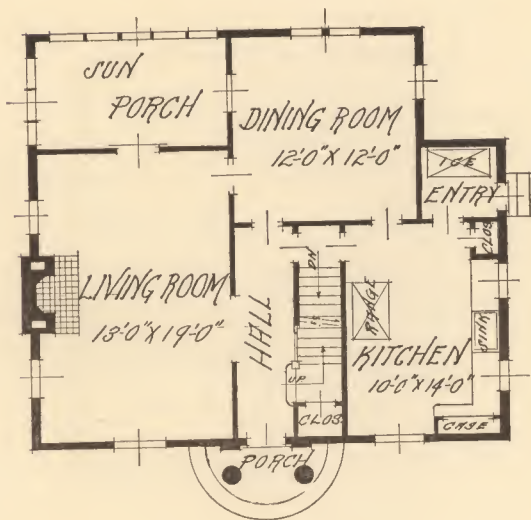
Second Floor Plan

IN this picturesque house, both beauty and convenience have been attained in a high degree. The massing of the garage with the house makes an interesting picture. The well proportioned roofs and the half timber work over the garage are features of interest. The garage has been so planned as to be an integral part of the design, with a covered passage between house and garage leading to the kitchen entry. The arrangement of the plan is very livable and all the rooms are of good size. Entrance

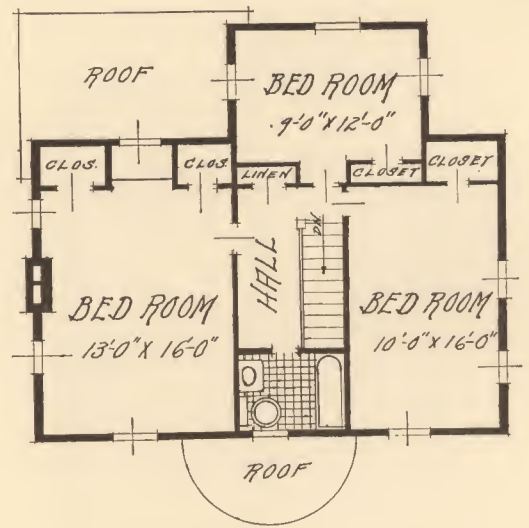
is through a hall with an open staircase, which has a door at landing level leading to the kitchen, thus giving direct access from kitchen to hall. The sun porch is entered from both hall and living room. The breakfast room is conveniently located between the kitchen and the living room. A fireplace can be built in the sun porch using the living room chimney. The width over all of the house and garage is 41 feet. The area of the house, exclusive of sun porch and garage, is 780 square feet.

Six Room House and Garage

ROBERT L. STEVENSON, Architect



First Floor Plan



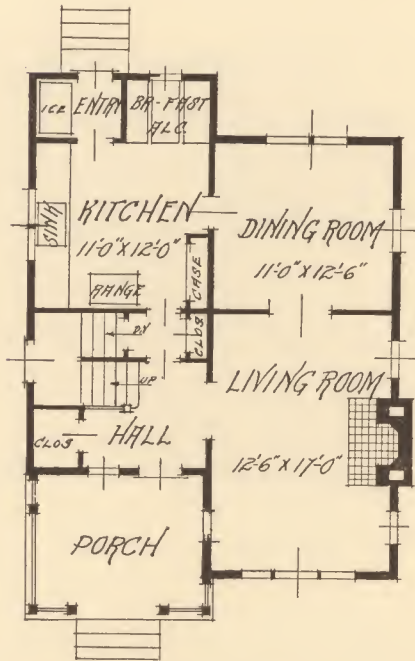
Second Floor Plan

THIS six room house is attractively designed in simple Colonial style with exterior walls of wide shingles; the design is also suited for siding or stucco as an exterior treatment. The circular porch roof and entrance steps and the well balanced window openings give it character. It is of a type which would fit in well in almost any locality. The plan is well adapted to a southern exposure. The sun porch and dining room are

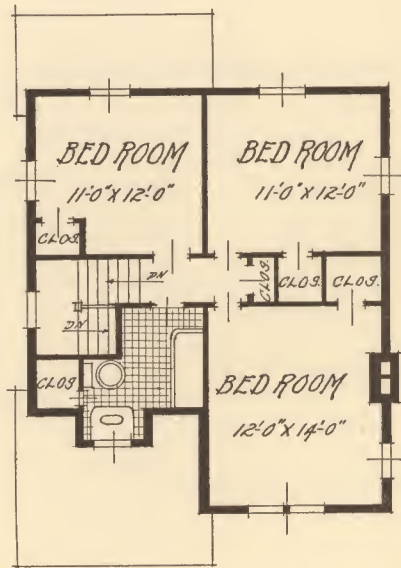
Six Room House

planned to face a garden at the rear. The rooms on the first story are all directly accessible from the entrance hall. A coat closet is located just inside the hall. Kitchen is planned for a gas or electric range and has plenty of windows for light and ventilation. The bedrooms are of generous size with ample closet space. The main part of house is 20 x 31 feet and it has an area of 828 square feet, including sun porch.

ROBERT L. STEVENSON, Architect



First Floor Plan

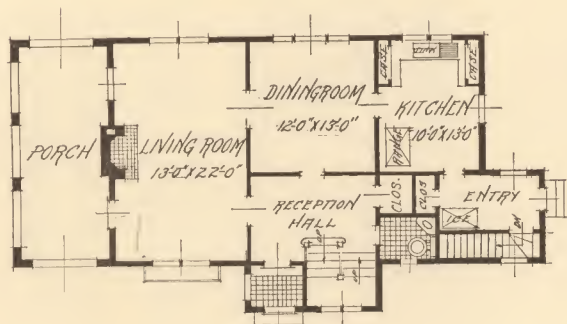


Second Floor Plan

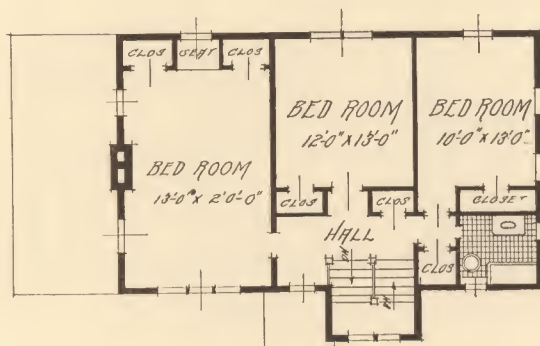
THE compactness of this house and the simplicity of its exterior design make it inexpensive to build. It is designed particularly for the narrow lot and is equally suitable for a suburban or small town location. The width of the house is 25 feet and it can go on a 40 foot lot leaving room for the driveway to the garage. The Six Room House

floor plan is attractive, the rooms being comfortably large and conveniently arranged. The design shows the exterior in wide shingles. It could also be finished pleasingly in clapboards. The area exclusive of porch is 700 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



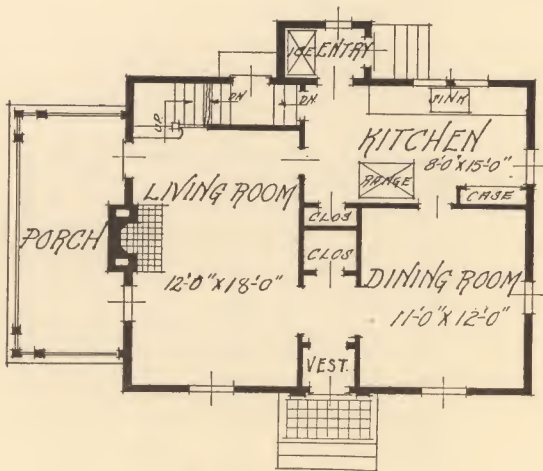
Second Floor Plan

STUCCO is a most effective material for a house if the design is as suitable as this. The entrance and stair tower is a distinctive feature of the exterior. Notice how it adds character to the whole house and yet how obviously it is a real part of the house, not merely an excrescence. The large living room and porch are justly popular. An entrance hall large enough to serve as a

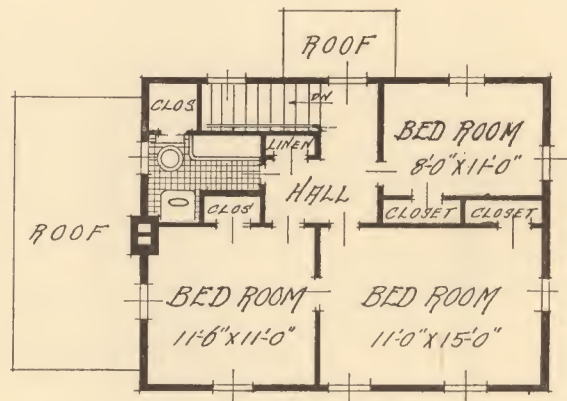
reception hall is appreciated by the family with but one living room. The service portions of the house are as convenient as they can be made. The large master's bedroom is a feature not often found in the small house. The mistress of this house will appreciate its closets. The house is 54 feet frontage over the porch and the main house covers 966 square feet.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



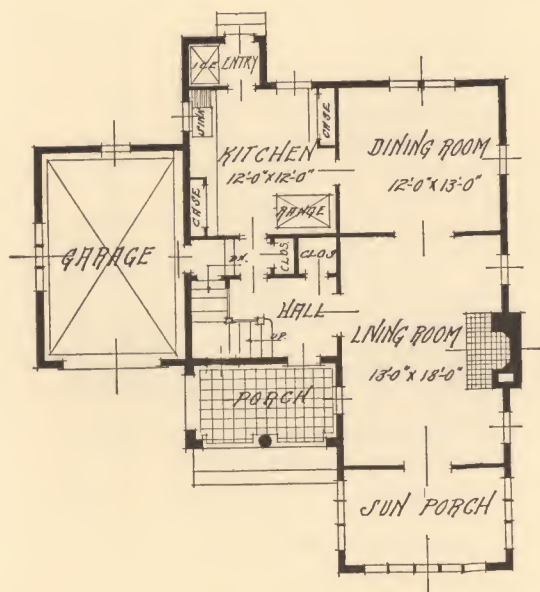
Second Floor Plan

THIS is a well balanced Colonial type that is economical to build. Its dignified simplicity will appeal to those who appreciate homes of architectural merit. It is the style of house that is in favor by the majority of home seekers and is sure to have a good re-sale value. The exterior would look well in shingles, clapboards, stucco or brick, and is a fitting design for the city or suburbs. The plan as shown is well suited for southern exposure. For a site facing north, the plan should be

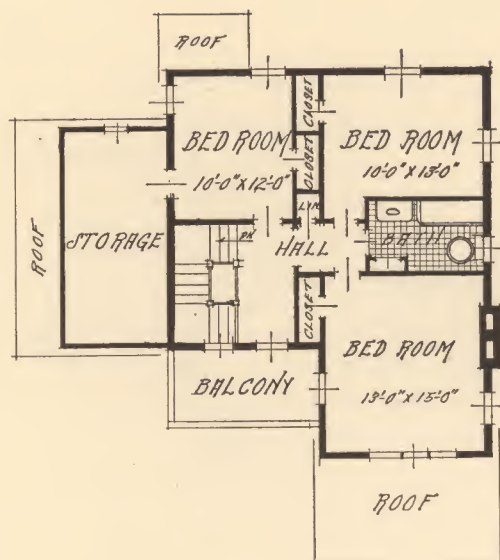
reversed. The layout is very compact with its entire floor area planned to good advantage, making a most livable plan for the average family. The stairs to the second floor lead from the end of the living room. A door could be placed at the head of the stairs shutting off any possible drafts from the living room. The width of the house and porch is 37 feet. The dimensions of the main house are 21 x 28 feet and it has an area of 612 square feet with kitchen entry.

Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



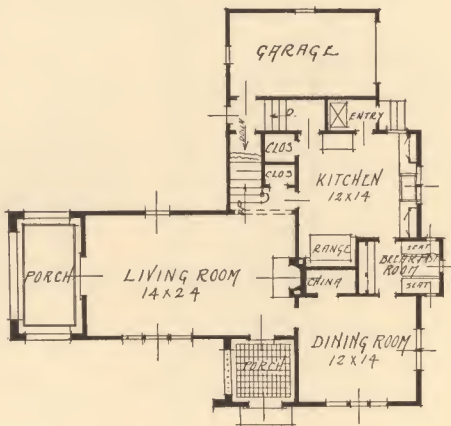
Second Floor Plan

HERE we have a house depending for its attractive character on a successful application of the elementary rules of taste and design rather than on precedent. The frank treatment of the garage, the dignified entrance porch, and the front location of the sun porch are distinctive features of the design. The plan shows a comfortable living room with a center fireplace and a sun porch available as an auxiliary; convenient dining room and kitchen arrangements with a compact stair-

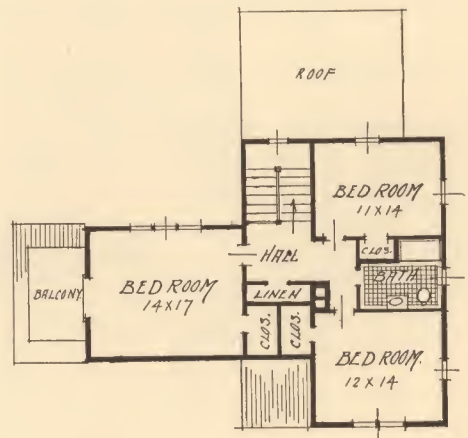
hall just big enough for an entrance and to provide direct access from kitchen to front door. The convenience of the garage layout is obvious. The second story has three nice well lighted and ventilated bedrooms, a bath, and an unusually fine storage space over the garage. The house is suitable for a south or west exposure. The overall width is forty feet and the ground area is 916 sq. ft. exclusive of porches.

A Six Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



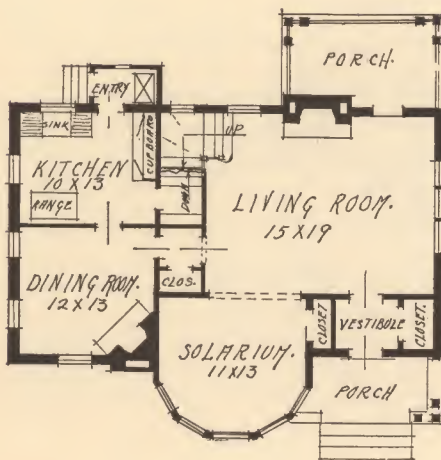
Second Floor Plan

FOR a situation among nice shade trees with room for the essential lawn in front, it would be hard to improve on this modern English type of home as shown. Its well proportioned lines and simple stucco exterior, relieved by the half timber in the gables, give this house a charming individuality without sacrifice of convenience or economy. The living room lighted from three sides, with fireplace and porch at opposite ends,

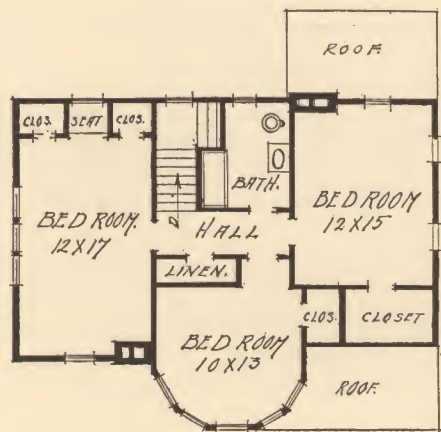
Six Room House with Garage

is spacious and attractive, while with the common use of the breakfast alcove, the dining room may serve as a den. The three comfortable bedrooms on the second floor all have corner ventilation. The attached garage will appeal to many. The width over all is fifty feet and the depth forty-seven feet. The ground area, exclusive of garage, is 1200 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



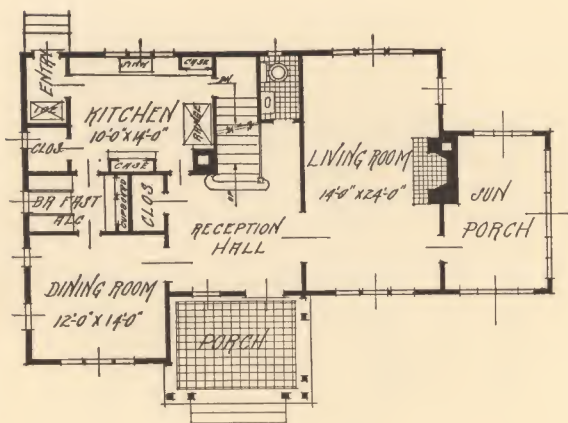
Second Floor Plan

AN English design of brick and half timber work is illustrated above. English architecture has furnished inspiration for many of our modern homes. There is a very homelike atmosphere surrounding the English country house which is perhaps largely due to the absence of formality in design. The house illustrated above is built of frame, with a brick veneer on the first story and above it is stucco with half timber nailed to the boarding. The plan is particularly well suited for a corner

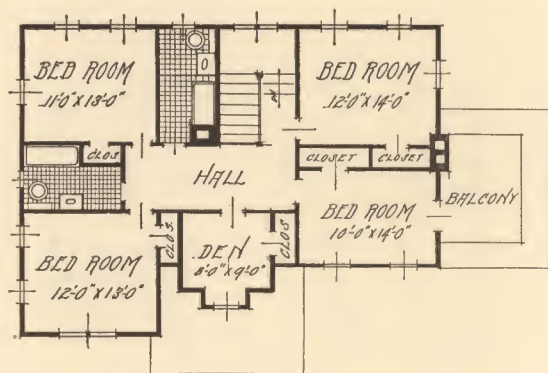
location, but it would be just as livable on an inside lot. Entrance to the house is through a vestibule containing a large coat closet. The stairs start from a corner of the living room. A feature is the solarium or sun room, connected with the living room, having an abundance of glass surface. The second floor plan shows three good sized chambers, bath and ample closet room. The width of house over all is 36 feet, and it contains an area of 900 square feet, exclusive of porches.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



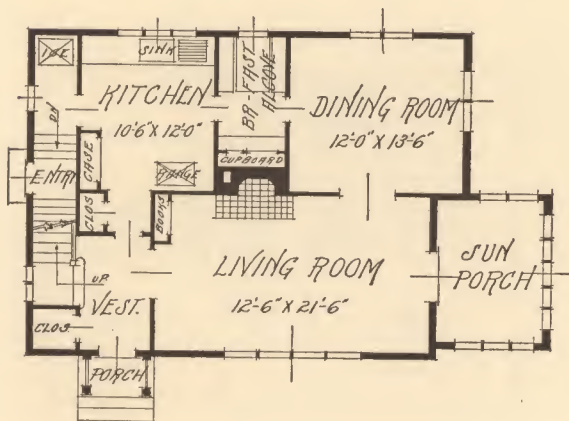
Second Floor Plan

THERE is undoubted distinction about this house, yet the attractive exterior effect does not depend upon expensive ornamentation, but is wrought into the design. It results from such details as the long sweeping lines of the roof over sun porch, the long line of windows at the first story and the unusual way in which the roof extends over the open porch at the entrance. Both the exterior and the interior arrangement show a strict regard for all that is modern in the way of convenience, room arrangement and design. The house is of frame construction with wide shingles having a white stain; the roof is covered with stained shingles of moss green color.

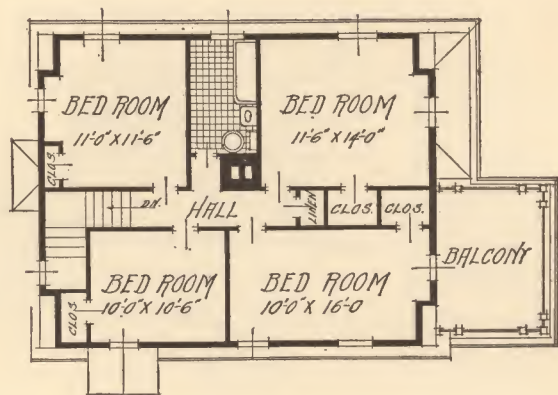
Seven Room House

The first floor plan shows a central entrance hall with stairs at the center leading to the second floor. A generous sized sun porch is placed off the living room. The dining room is separated from the kitchen by a breakfast room having cupboard space and counters. The plan of the second floor shows four good sized bedrooms and a den, all having corner ventilation; two bathrooms are provided. A balcony is planned over the sun porch, with a glazed door to bedroom. The width over the entire house is 53 feet, and it contains an area of 1040 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect



First Floor Plan



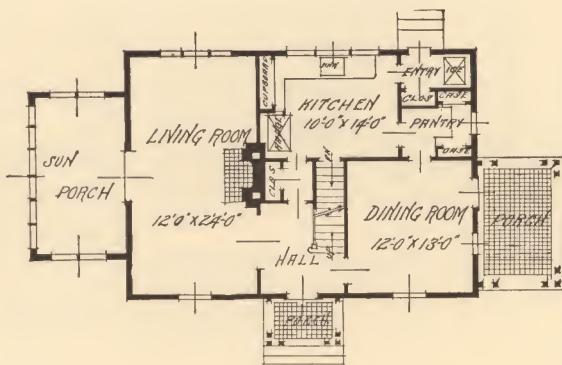
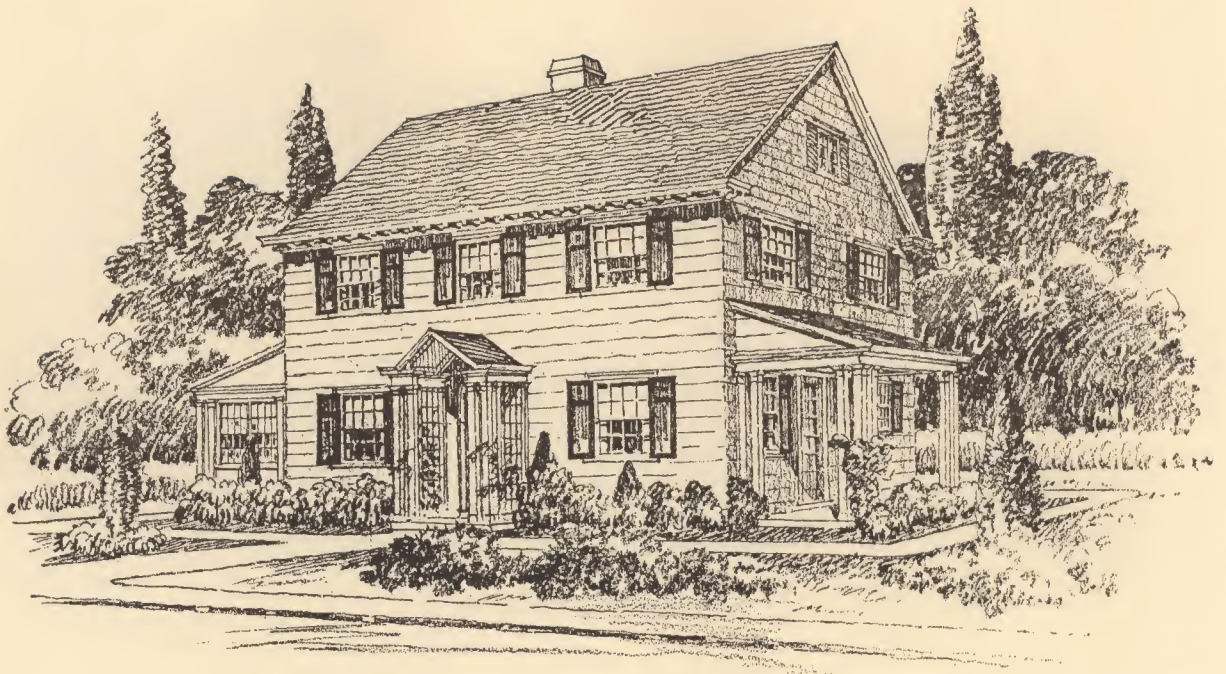
Second Floor Plan

AN attractive Dutch Colonial design with many desirable features is illustrated above. The Dutch Colonial house with its low overhanging roof is a type that is very popular with home builders. From every point of view, they are picturesque and homelike, and there is a fascination about their very squatness. The plan of this house shows an exceedingly compact and convenient arrangement of floor space. The main body of this house is 25 x 32 feet and provides four good bedrooms. It is a most economical shape of house to build and the arrangement of the dining room and living room is one which produces the most spacious effect in a small house. A dining alcove is planned between the kitchen

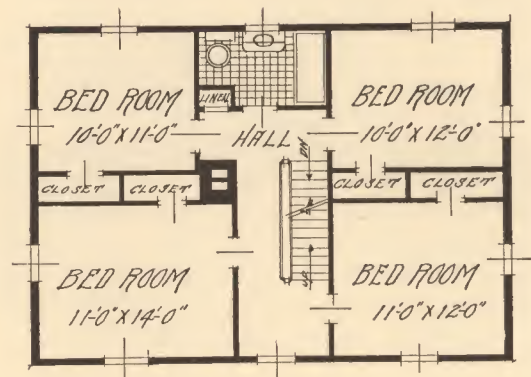
and the dining room, with ample cupboard space. The central location of chimney allows for a coal range flue connection from the kitchen. The living room has an abundance of light, with French doors at each end of room from hall and sun porch, which center on main stairs. The kitchen is well lighted and equipped with built-in cupboards and has the convenience of direct access to the front door and to the stairs. A grade entrance is located at the side of the house for kitchen and basement. The width of all, including sun porch, is 42 feet. Area of house is 800 square feet, exclusive of porch.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



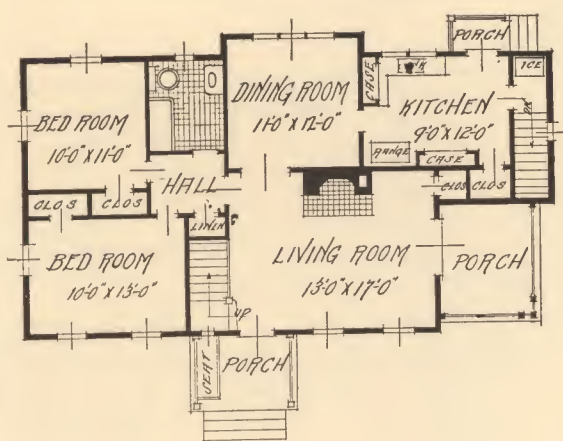
Second Floor Plan

THERE are very pleasing details and attractive lines in this modern Colonial design which give it an air of refinement and dignity. It would be well suited to a suburban location having trees and shrubbery to give it a proper setting. A southern exposure would insure the principal rooms being sunny and pleasant. One enters the house into a generous sized hall facing a stairway of Colonial design. A coat closet is located at the end of the hall. Glazed doors are used in the opening to living room and dining room. A cheery fireplace is part of a

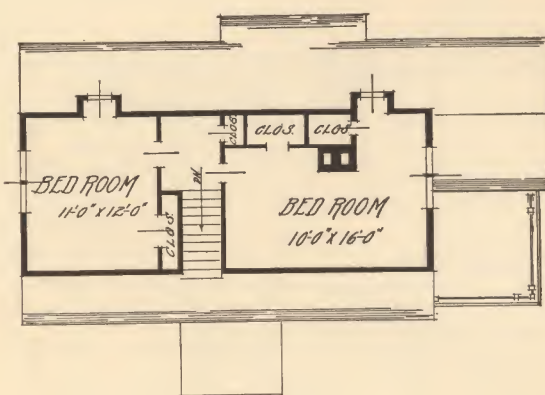
Seven Room House

generous sized living room. A sun porch is placed off the living room, while the dining room has an open porch adjacent to it. The kitchen and pantry are conveniently arranged. The ice box is placed in the entry at the rear. The upper floor contains four good sized bedrooms and bath. The attic may be finished for two additional bedrooms. The width over all with porches is 53 feet. The dimensions of the main house are 25 x 35 feet and it contains 840 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect



First Floor Plan



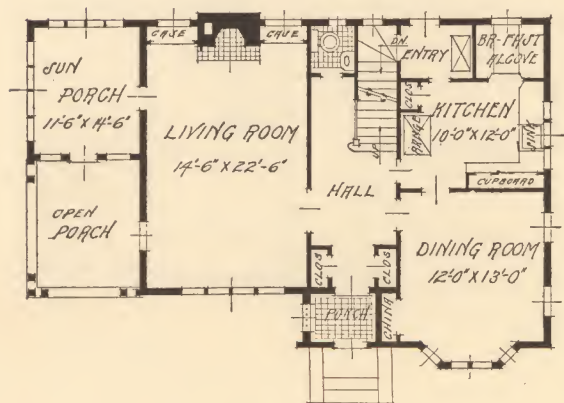
Second Floor Plan

THE plan of this Colonial house is ideal in many respects. It is not only comfortable, but convenient and modern as well. It is economical, for only the commonest of materials have been used in the simplest of ways; and it is practical, for not an inch of space has been wasted and every nook and cranny serve a useful purpose. The living porch is so placed that the house can be built facing in any direction without losing the benefit of desirable light in any room. The living room is of comfortable proportions and is abundantly lighted by windows at the front and by the glazed doors leading to porch. An open fireplace in the center of

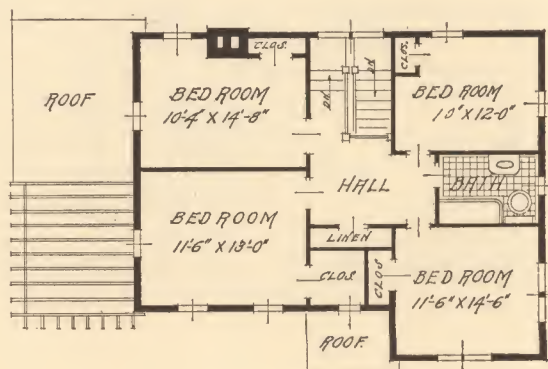
the room adds to its cheerfulness. There is a handy closet in the living room for coats. A cased opening connects living room and dining room, giving to each of these rooms an appearance of greater size. The upper part of the house can be finished for two additional bedrooms, if needed, or can be left unfinished to economize on cost at the start and used for storage. The exterior finish is wide siding with a roof of shingles stained a moss green color. The width over all of house is 44 feet and it contains an area of 946 square feet, exclusive of porch. The main house is 24 x 34 feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



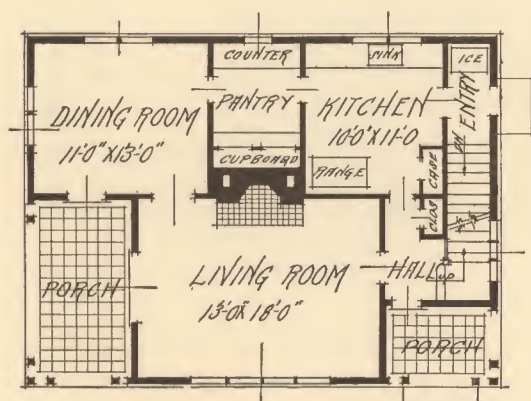
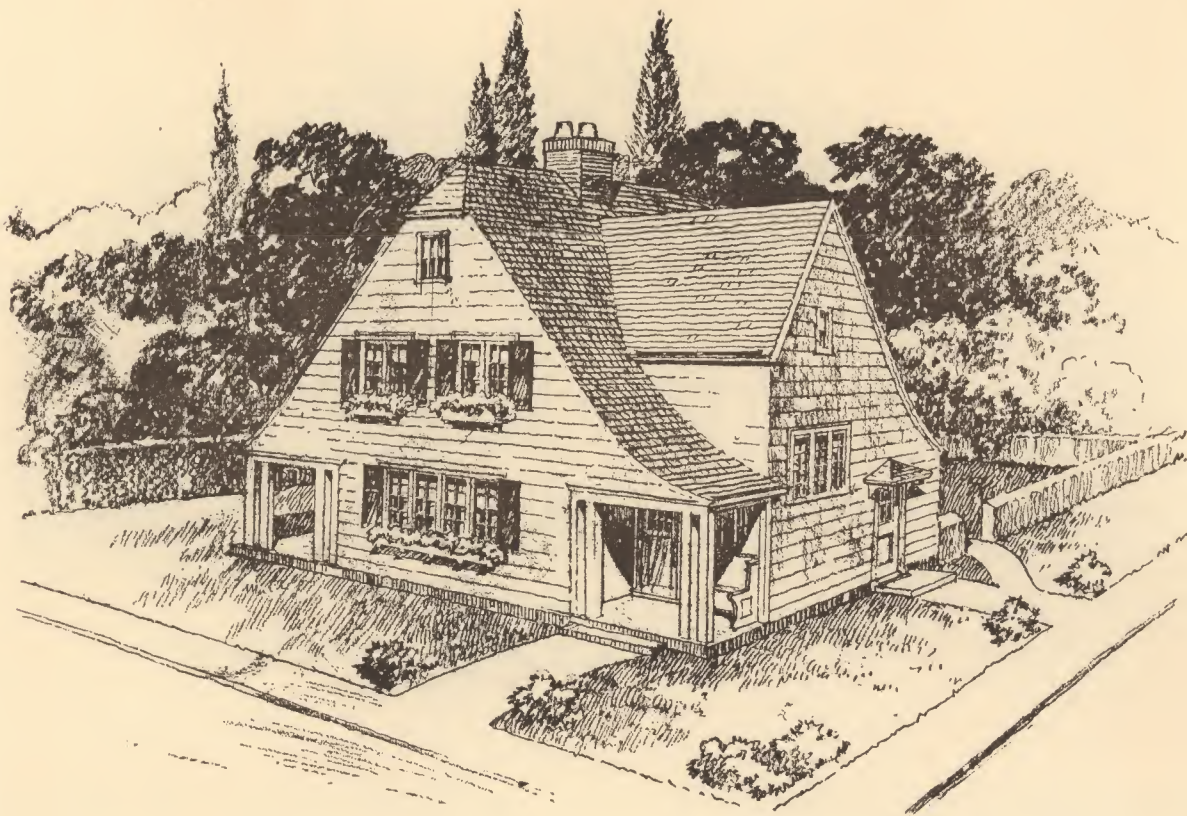
Second Floor Plan

THIS attractive English country house type is best suited to a lot of ample size. To allow the planting of shade trees and shrubs, the plot should have at least 75 feet frontage. The treatment of the open pergola connecting with the main part of the house gives the appearance of a much larger house than it really is. The arched doorway with its pitched roof, the well proportioned bay window, the attractive group of windows to living room and the striking half timber work on

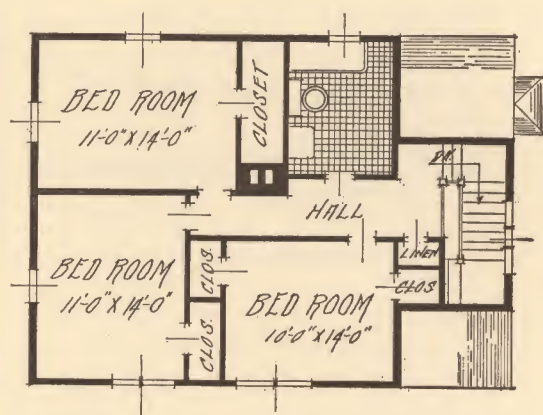
second story, all give character to this house. A glance at the floor plan shows an unusually simple and convenient arrangement of rooms, providing both open and closed porches. The four bedrooms all have corner ventilation. An additional bathroom could be placed between the two front bedrooms. The width of house, including porches, is 46 feet. The area of house, exclusive of porches, is 986 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



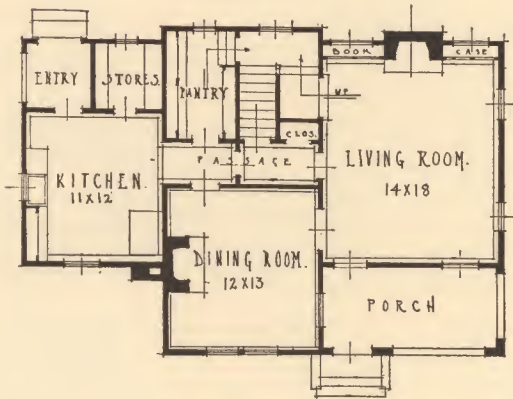
Second Floor Plan

HERE is an unusual little cottage well suited to living conditions in the country. The low and pleasing lines of the overhanging roof give this house an attractive appearance. Its shingled walls and roof blend into the landscape and rest the eye. In the interior, the plan is cut down to essentials, but these are not slighted.

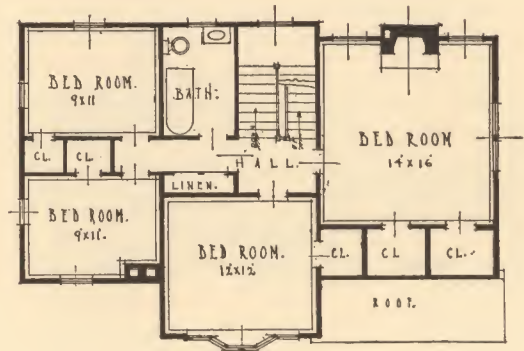
Seven Room House

The large, well lighted living room is ample. The kitchen and dining room are planned for convenient service. Upstairs there are three good bedrooms and a bathroom, together with generous closet space. The house has a frontage of 35 feet and a depth of 25 feet 6 inches. The area of the house is 892 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



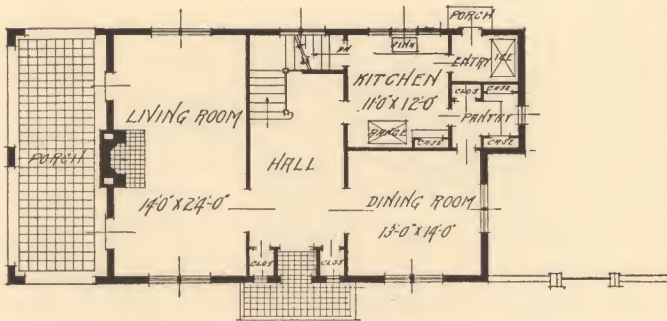
Second Floor Plan

THIS stucco house of English design makes a pleasing composition for the country. Its massive chimney and center bay, together with the overhanging covered entrance, are features that compel attention. The exterior design is particularly adapted to stucco with a slate roof. The house contains seven rooms and one bath. Stairs to the upper floor lead directly from the

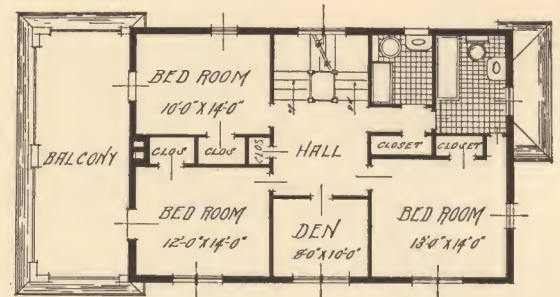
living room; these stairs combine with those from the pantry. The plan makes an ideal arrangement for a corner lot having a few tall, broad trees to give a proper setting. The attic has two unfinished rooms. The width of this house over all is 39 feet and it contains an area of 920 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



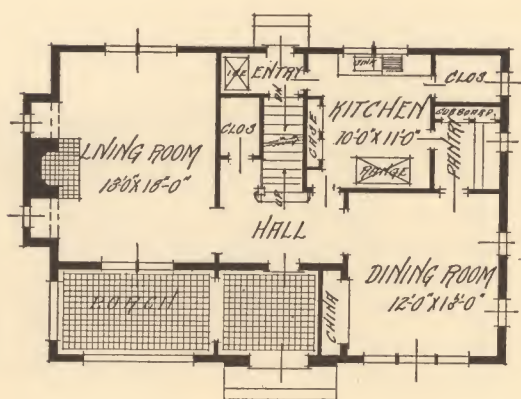
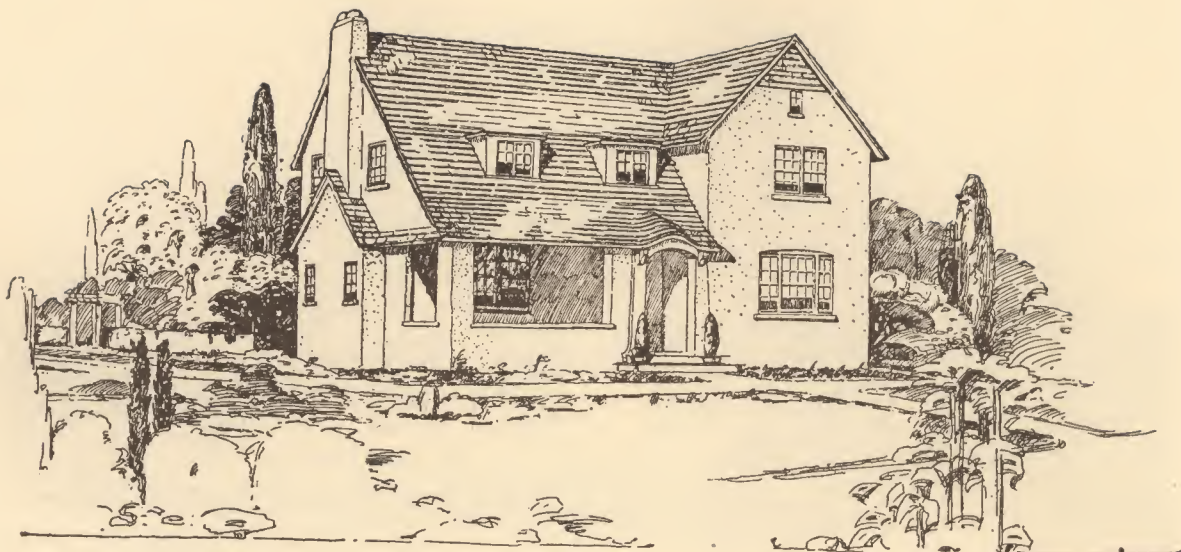
Second Floor Plan

BY the use of the Italian Renaissance style for this country home, a design has been evolved that is homelike, picturesque and yet dignified. The house is built of terra cotta blocks with a plaster coat having a white sand finish. The roof is of flat red tile. The exterior trim at windows and front entrance is of brick and semi-glazed tiles of blue and green, giving to the whole a touch of distinction and individuality. The first floor plan is arranged very simply. The central hall opening to all rooms is of a generous size and has two large coat closets. The living room and the dining room

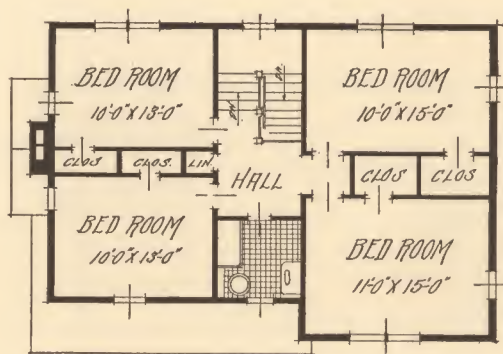
are large and inviting and have an abundance of light. An ample pantry is between the dining room and the large and airy kitchen. A spacious porch with brick floor, off the living room, looks into a garden. The second floor rooms are of comfortable size and are provided with ample closet space. The two bathrooms have tile floors and walls. A maid's room and bath can be finished off in attic with a dormer at the rear of the house. The width over all of house is 52 feet and it contains an area of 1040 square feet, exclusive of porch.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



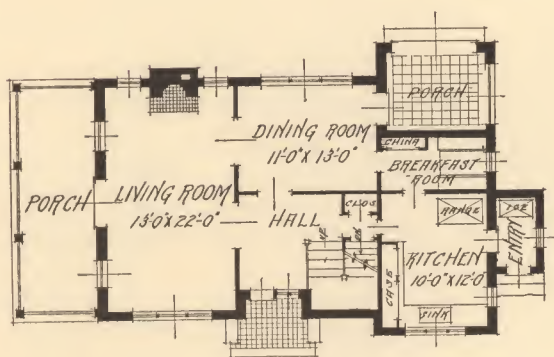
Second Floor Plan

SUBSTANTIAL stucco construction costs somewhat more in the first outlay, but it makes a durable and lasting house, requiring less repairs and less expense in upkeep than many other types of exterior finish. The design illustrated above has an interesting arrangement of floor space, combined with a pleasing exterior. The curved arched roof at entrance, the gable treatment over fireplace alcove, and the long sloping roof over the porch, all give this house a homelike appearance that will appeal to the discriminating home builder. The house has

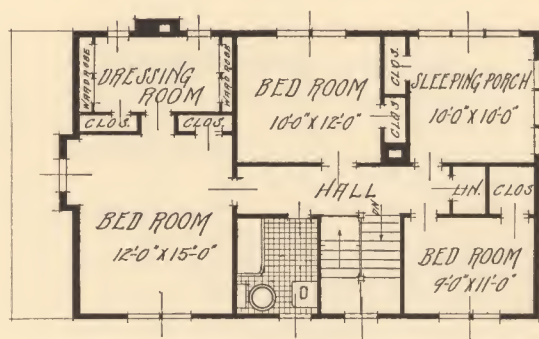
a frontage of 38 feet and a 26 foot depth. The rooms are best arranged for south or east frontage. For a west frontage, the rooms should be reversed. The plan provides for a porch contained within the house, so planned as to make it part of the living room, from which it is separated. The second floor arrangement provides for four good sized bedrooms and bath. The exterior stucco is natural color with a broom-dash finish. The width of house over all is 39 feet and it contains an area of 962 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



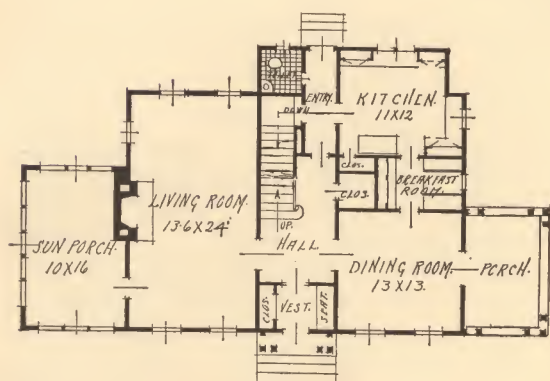
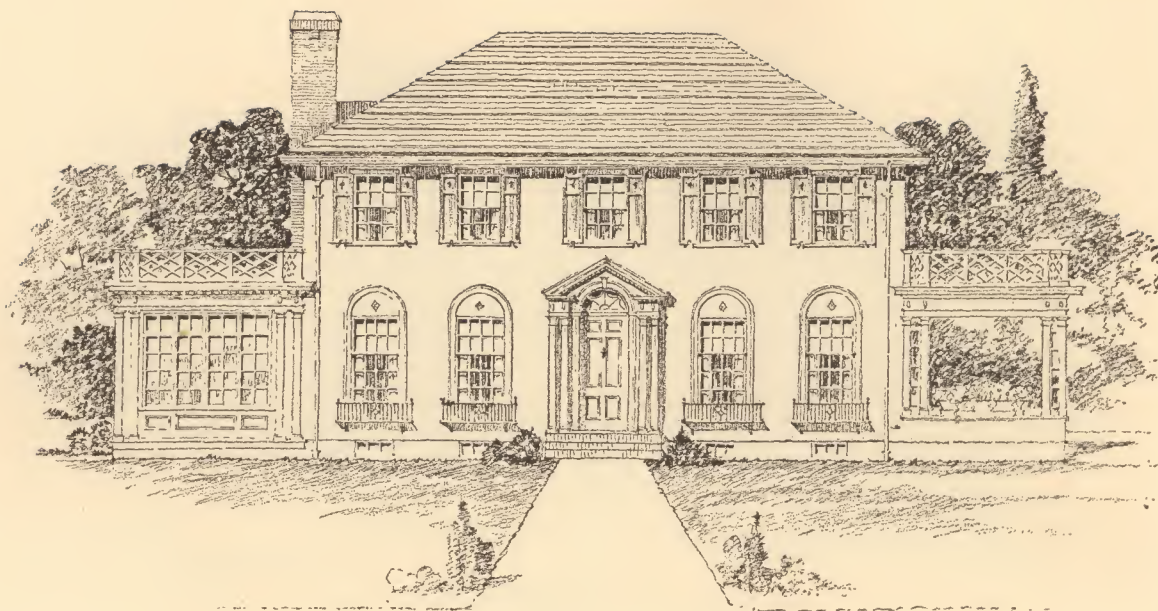
Second Floor Plan

ONE of the characteristics of this house is the home-like and inviting atmosphere which surrounds it. The house is built of brick veneer up to the second story, and above that it is of stucco on frame, with half-timber work, producing a distinctly English type of house. The combination of these building materials is very effective, and is especially appropriate for a country house. The general arrangement of the plan follows the English idea in that the kitchen is situated at the front of the house, with the dining room and its porch at the

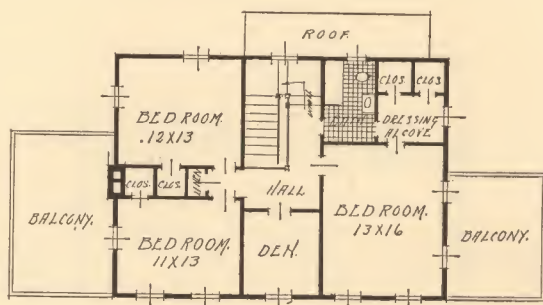
rear where they face a garden. The floor plan shows a very convenient arrangement of rooms. On the first floor direct access is afforded from entrance hall to all rooms. The second floor has three bedrooms, bathroom, sleeping porch and ample closet rooms. A dressing room having large wardrobe closets is connected with the owner's bedroom. Dimensions of house, exclusive of porches, are 24 x 39 feet. Area of house, exclusive of porches, is 936 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



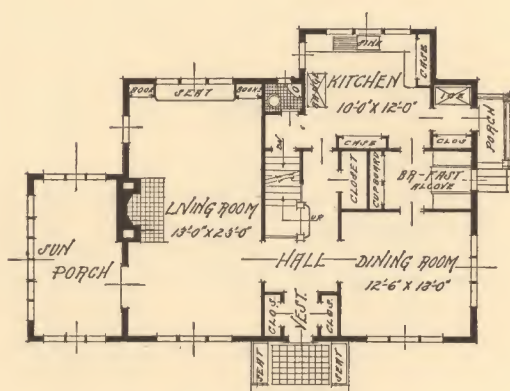
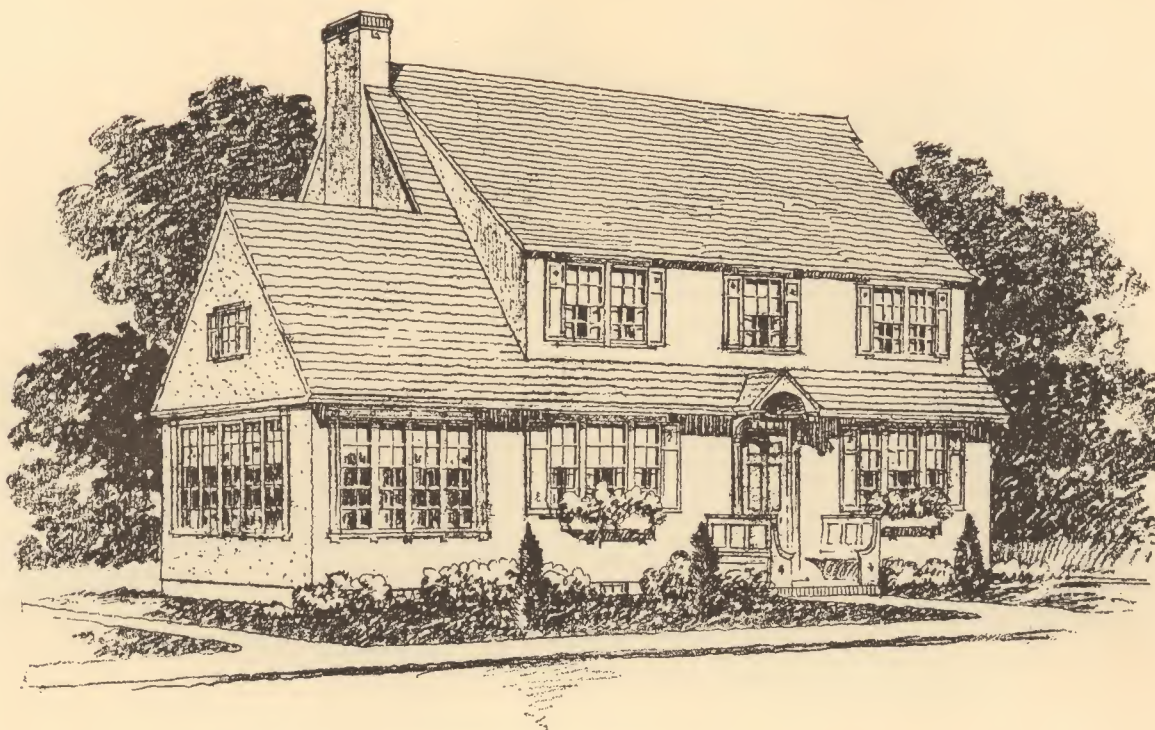
Second Floor Plan

THERE are very pleasing and attractive lines in this symmetrical house of Colonial design, which give it an air of refinement and dignity. The attractive and well balanced elevations, with the enclosed and open porches, make an interesting picture, and with all, it is a practical house in which to live. The circular headed windows in living room and dining room are ornamented with iron balconies of interesting detail which add to the appearance and beauty of the exterior. It will be seen that the plan arrangement is simple, which makes for economy. All rooms are of good size and so arranged that ample space is provided for all the desired furnish-

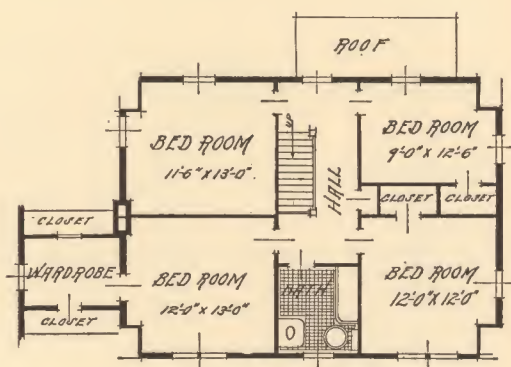
ings. One enters the house into a vestibule having a coat closet and seats at sides, and then into a generous sized hall facing a staircase of Colonial design. Glazed doors are used in opening to the living room and the dining room. The living room, with windows on three sides, will be sunny all day, and its cheery fireplace of Colonial design is an attraction. A breakfast room is located between the dining room and the kitchen. The upper floor contains three good sized bedrooms, den and bath. Ample closet space is provided. The width over all at porches is 56 feet. The main house contains an area of 1050 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



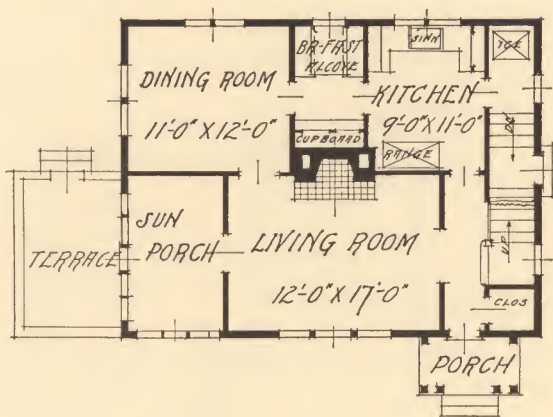
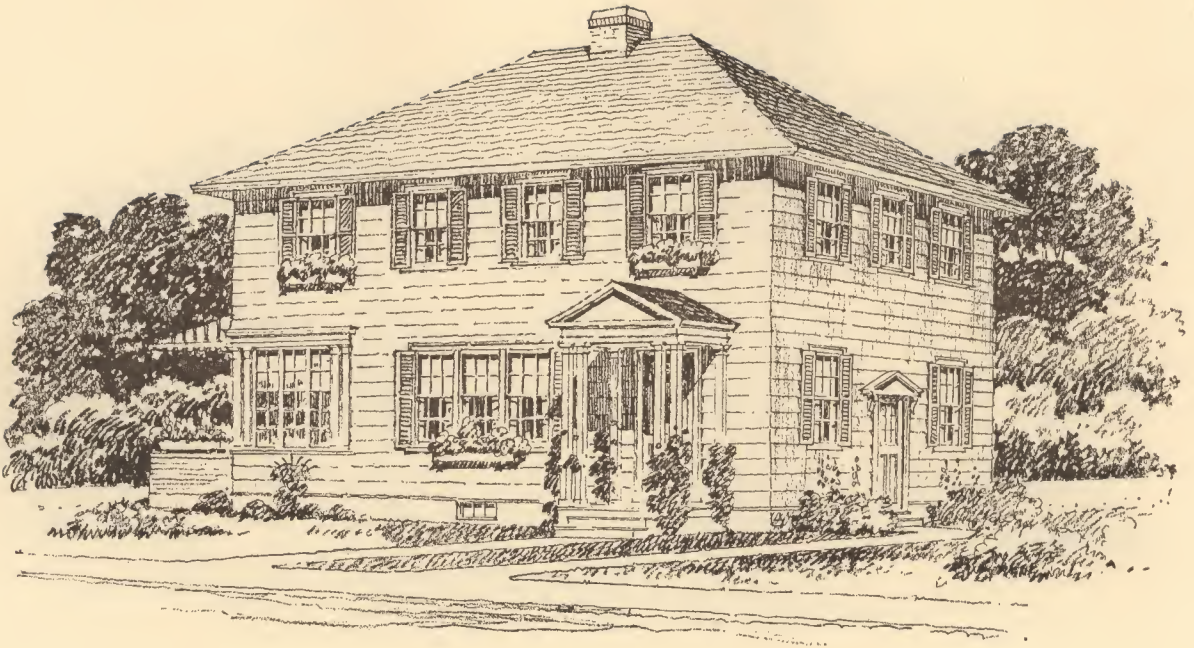
Second Floor Plan

THE long lines of the roof sweeping down over the sun porch and the hooded entrance with seats at each side of the brick platform give this picturesque house a homelike atmosphere. While this house would suit almost any topography, the immediate surroundings should be considered. The neighboring houses should not be too close. Shrubs and flowers around the base set it off to the best advantage. The floor plan with its

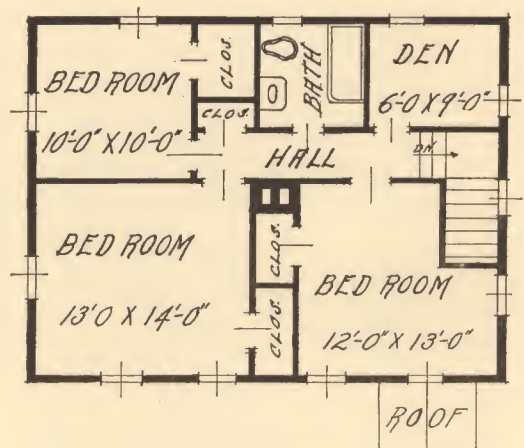
popular central staircase gives direct access from the kitchen to the front door and allows a convenient toilet in the rear of the hall. A breakfast alcove is planned between the dining room and kitchen. The distinctive feature of the second floor is the wardrobe closet over the porch. The frontage of the house, including the sun porch, is 43 feet, and its ground area, exclusive of sun porch, is 915 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



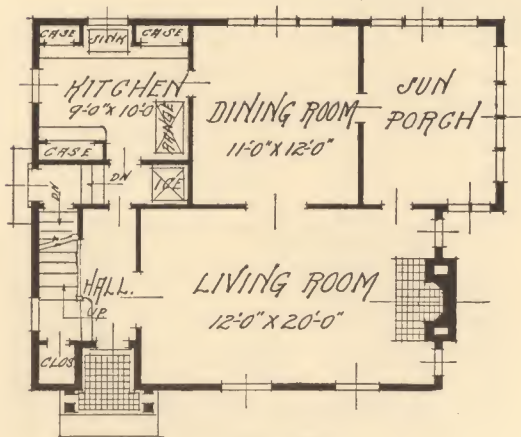
Second Floor Plan

THIS house of seven rooms has a direct and simple treatment in the Colonial style and has a very "homey" appeal. Its compactness in plan and its well proportioned exterior make it a good investment type which will always have a good re-sale value. The exterior is shown of clapboards; white stained wide shingles would also be appropriate material for the exterior. A feature of the exterior is the open terrace at side of sun porch which is covered with an awning in the summer

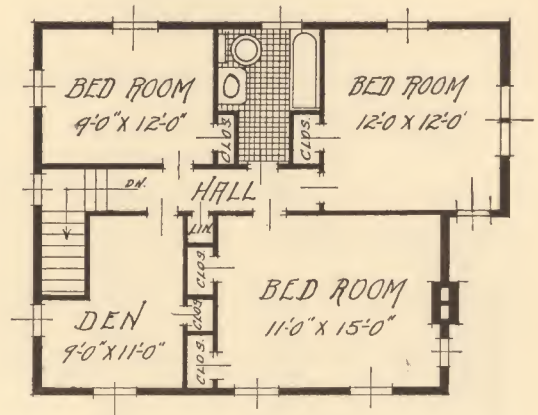
time. In the planning, every foot of space has been used to advantage. The living room fireplace has a flue for kitchen, permitting the use of a coal range if desired. A breakfast room is planned between dining room and kitchen with cupboard at chimney end. A grade door entrance to kitchen also leads to the basement, omitting the usual unsightly bulkhead. The outside dimensions are 24 feet 6 inches x 32 feet, with an area of 784 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



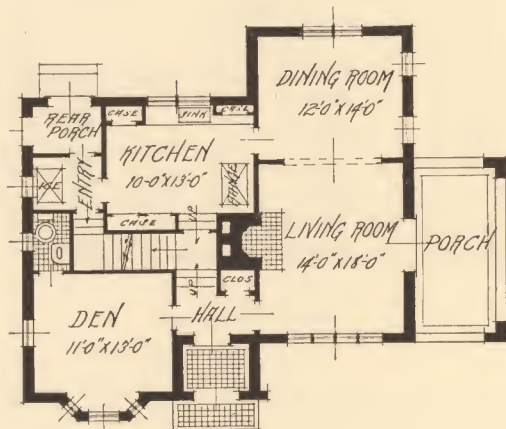
Second Floor Plan

THIS design represents an economical, well arranged house of seven rooms and sun porch. The exterior is attractive in appearance, and possesses a dignity and charm much to be admired. The open loggia at the entrance with rusticated joints give a true Colonial spirit to the exterior. At the side of the house, the outside chimney, sun porch details and gabled ends, add to its interest. Nothing is wanting in the details of the plan to make this an ideal layout. The living room is large

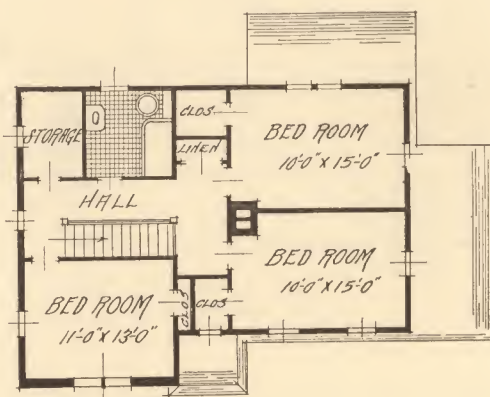
and cheerful. The dining room opens into the living room and the sun porch. The kitchen is well arranged and has an entrance at grade which also leads to the basement. Few homes have their area planned to better advantage than this. While the exterior is shown of wide stained shingles, it could also be executed in clapboards, stucco or brick and still retain its character. The width of the house at the sun porch is 32 feet, and it contains an area of 752 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



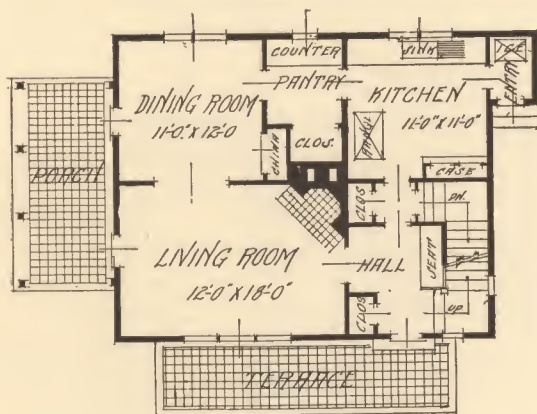
Second Floor Plan

THERE is a substantial air about brick not equalled by any other material. The half timber and stucco of the second story goes logically with the brick and lends a pleasing variety to the design. This house has a distinct individuality. The plan combines the best of the old-fashioned layouts with modern ideas. The dining room is separated from the living room only by a large framed opening so that the two readily combine when needed. The porch is located to secure privacy and be

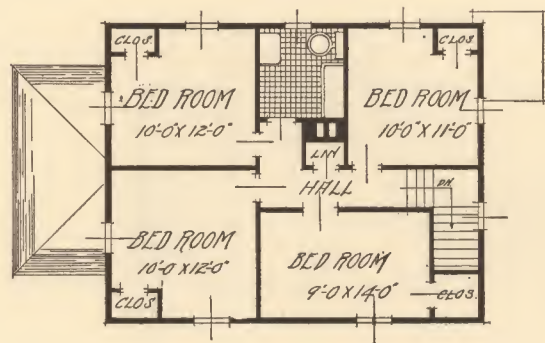
Seven Room House

a real living porch. The extra room marked "den" is a feature that will strike a responsive chord in many families. Also the downstairs toilet adds greatly to the comfort of a mother. The three bedrooms all have corner ventilation and the storage room will hold all there is worth keeping in the ordinary attic. The width of this house, including the porch, is 43 feet, and it covers an area of 980 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



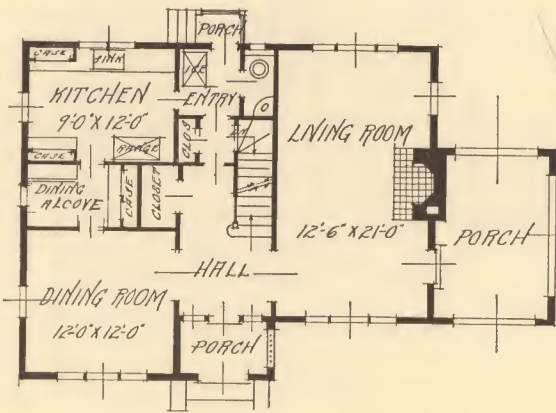
Second Floor Plan

THE Dutch Colonial type of house is one of the most popular types with home builders. Doubtless the vogue of this style is due to its being so thoroughly Americanized. The house illustrated is a good example of the way this style of architecture lends itself to a small design and how harmony and balance can be effectively secured. The roof has the characteristic gambrel effect, although it is not, strictly speaking, of that type. The roof is pitched at the ends in this design in place of the usual gables. In the planning, every foot

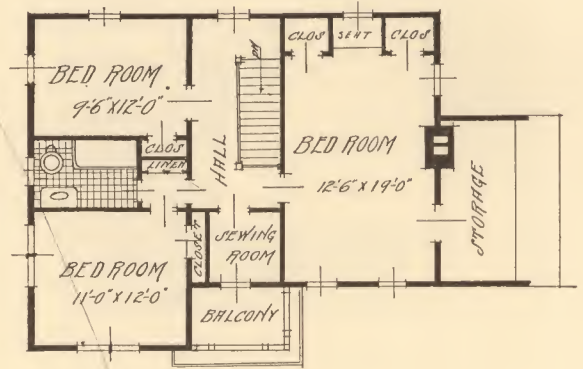
of space has been used to advantage. The living room has a corner fireplace,—the same chimney serves for the kitchen flue. A small pantry separates the dining room from the kitchen. Good closet space is provided on both floors. Four bedrooms are planned for the second floor. The exterior may be executed in stucco, shingles or clapboards, as the design adapts itself to any of these materials. The width of the house over all is 42 feet and the area, exclusive of the porch, is 775 square feet.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



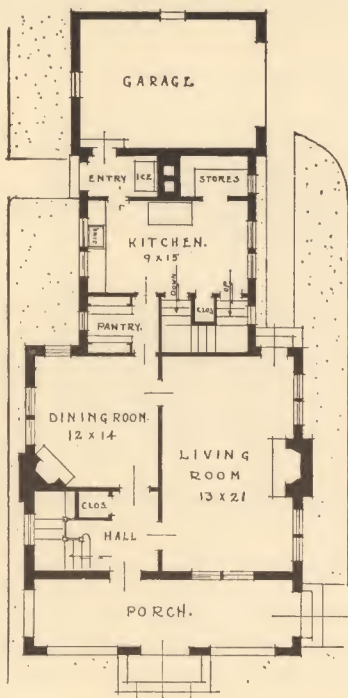
Second Floor Plan

THIS is a house of beauty and charm,—a charm derived from nothing more elaborate than the proportions of the house as a whole and the proportions and location of the windows, together with the unusual treatment of the porch lines which give an effect of spaciousness. The plan is compact and roomy, giving in a small area all the conveniences of a house of far greater size and cost. The central hall leads directly to the rear of the house providing direct access to the kitchen, without

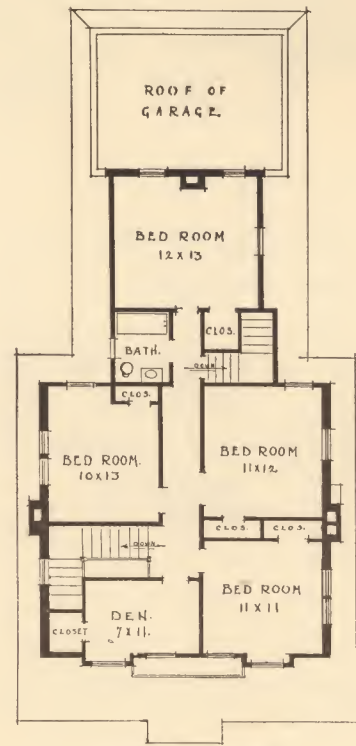
Seven Room House

passing through the dining room. A toilet room is located off the rear entry hall. The living room is of generous size with an outside chimney for the fireplace. The porch adjoining may readily be enclosed with glass for winter use. The second floor has three bedrooms and a small sewing room. The width of the house over all is 43 feet and it has an area of 786 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect



First Floor Plan



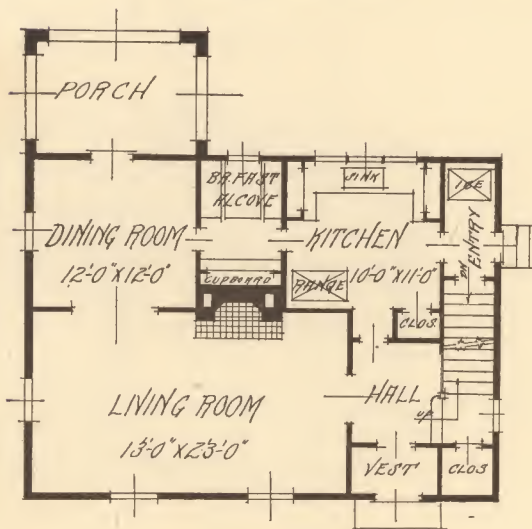
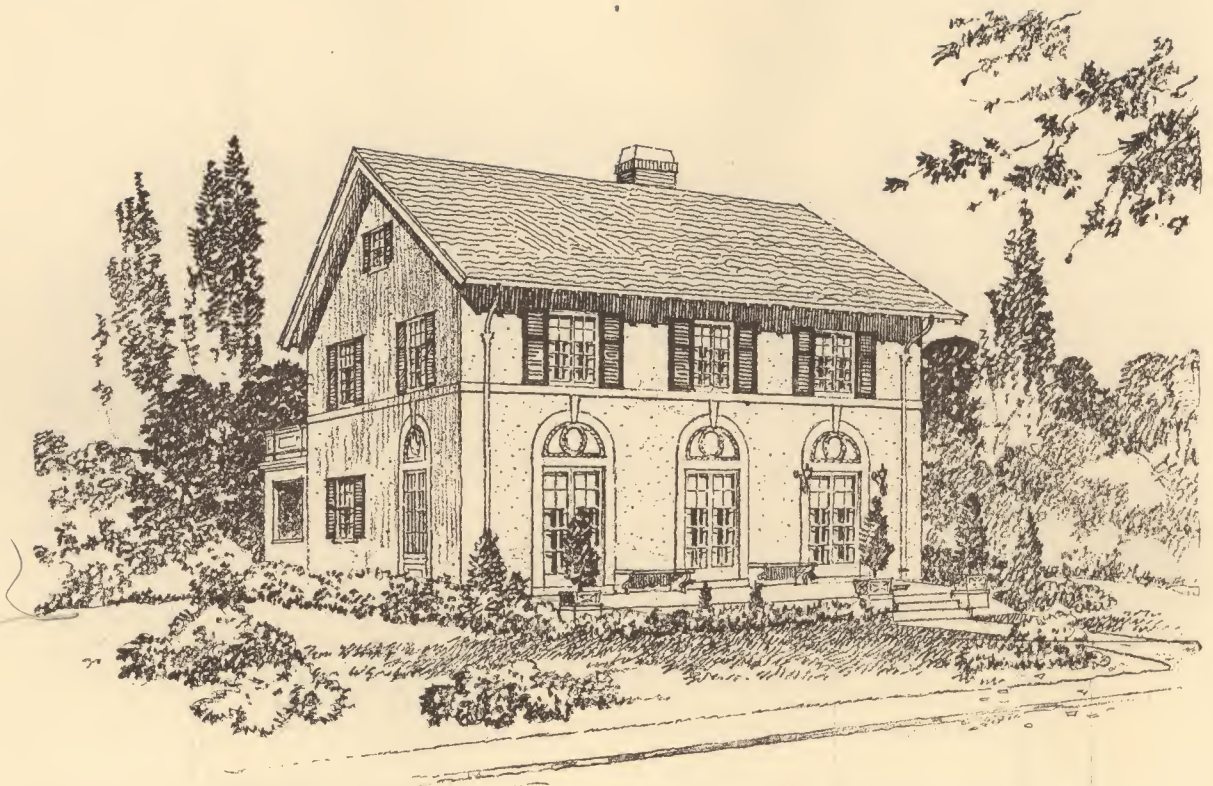
Second Floor Plan

WHERE real estate developments were formerly limited to sections having good transportation facilities, this restriction has been removed, for the automobile is now within the means of a great number of people. This change in the living habits and conditions of a vast number of people has created a new architectural problem,—the designing of a house with adjoining garage. To the man building a home of moderate cost, this close proximity of his garage is of advantage in that it places his car at his immediate disposal and the garage is more readily heated. In this design, the exterior walls for both house and garage are built of

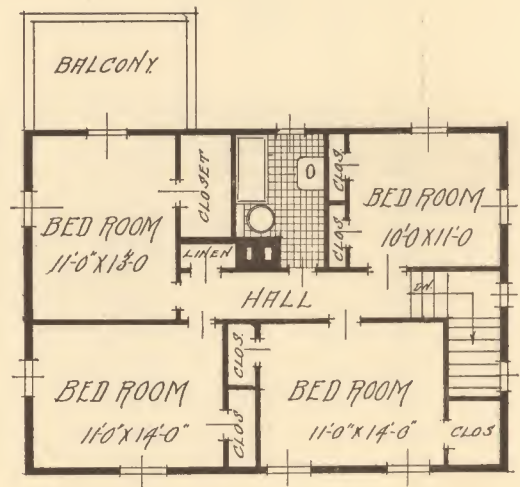
Eight Room House and Garage

brick. An interesting feature of the exterior design is the chimney with its sun dial. The plan is very conveniently arranged. The living room has an entrance at the end for direct access to the garage. The kitchen is well placed for light and cross ventilation. The garage has been so planned as to be an integral part of the whole design and directly accessible from the kitchen entry. The second floor contains four bedrooms, den and bath, with ample closet space. The width of house is 28 feet and contains an area of 1032 square feet, exclusive of garage and front porch.

ROBERT L. STEVENSON, Architect



First Floor Plan



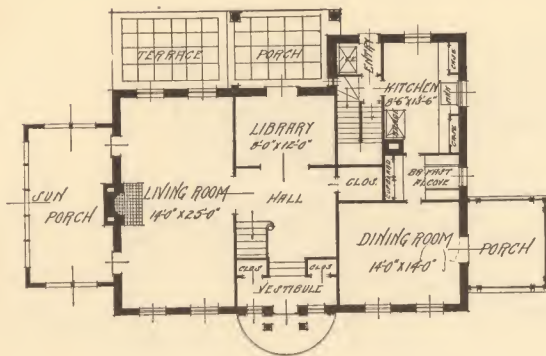
Second Floor Plan

THE title "House Beautiful" might fittingly be applied to this design. It is a house that possesses both architectural dignity and good character. The circular headed windows at first story with casement sash to floor are a feature of the exterior design. The plan is very compact and conveniently arranged. All rooms are of ample size with plenty of windows for sunlight. From the brick terrace at front, one enters the hall, avoiding intrusion, into the living room, and giving direct access

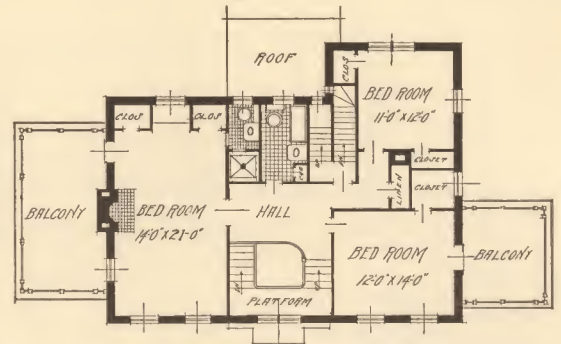
to the stairs. The living room is of generous dimensions, connecting with the dining room at the rear, which leads to a porch facing a garden. Four good sized bedrooms are planned at the second floor. The exterior is finished in stucco; a red tile roof would add to the beauty of this design. The dimensions of main house are 25 feet 6 inches x 35 feet 6 inches and contain an area of 905 square feet, exclusive of porch.

Seven Room House

ROBERT L. STEVENSON, Architect



First Floor Plan



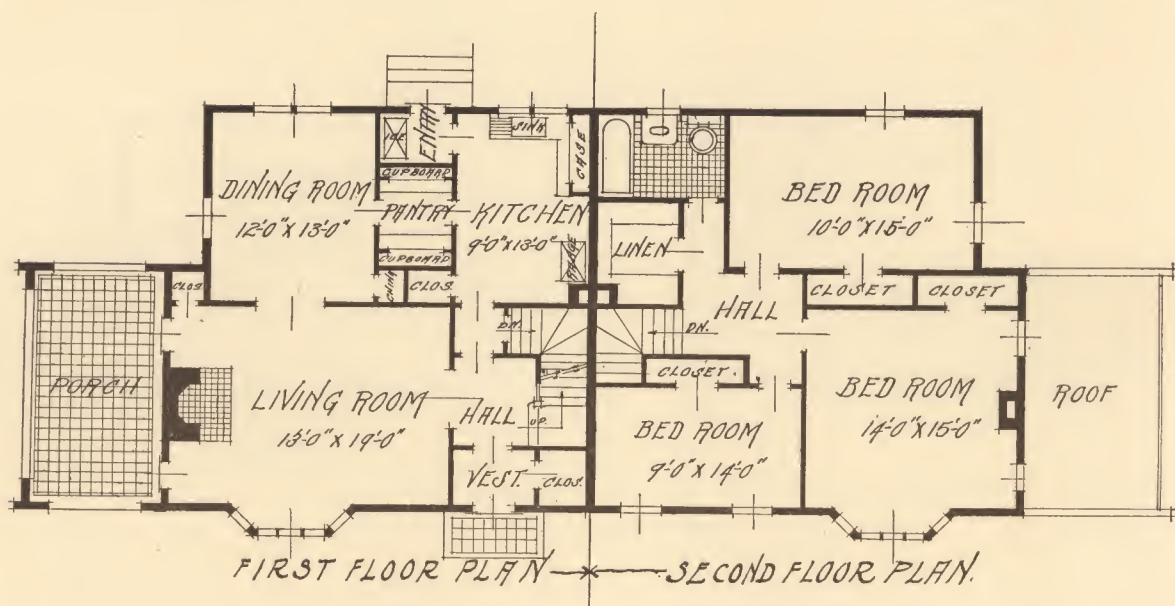
Second Floor Plan

THIS substantial Colonial house built of brick veneer suggests the majestic mansion of early days in America, when some of the finest old homes were built of brick. Brick readily lends itself to producing an artistic home, one that will be lasting and for which repair bills will be slight. A brick house will also save money in the cost of heating and likewise it will be a cooler house in the summer. The entrance to the house is through a lowered vestibule under the platform of a grand staircase.

Eight Room House

Steps from the entrance lead to the central hall. The rooms are all large and the layout is very complete in all respects for a home of this finer type. A maid's room and bath are planned for the attic with service stairs leading from the kitchen. The width over all, including the porches, is 62 feet. The dimensions of main house are 28 x 44 and contain an area of 1336 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect

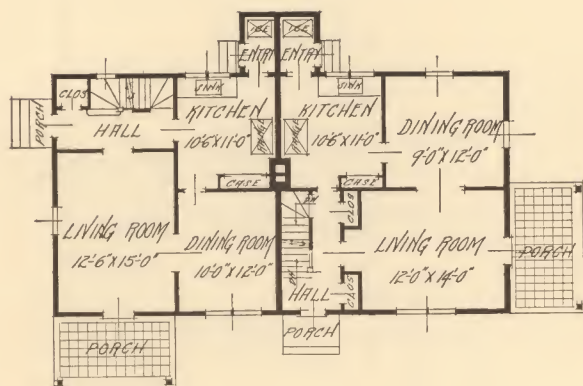


A GREAT aid to economy in building will be found in the use of twin or semi-detached houses of the type shown above. There is a real saving in the cost of land and house where this can be done, and nearly as much light and air can be obtained from a forty foot plot of ground as with fifty feet for a single house. This double house also presents most of the advantages of the single dwelling,—each family has the use of two floors, besides having equal access to both front and rear yard. There is a further advantage in that the external appearance may be made as attractive as that of any

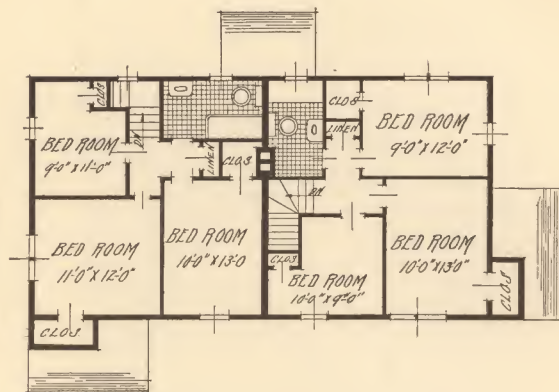
single house and it will not lower the real estate values in any community. The outside walls of this house are of hollow tile construction, covered with stucco having a slapdash texture. Each house contains six rooms:—living room, dining room and kitchen with pantry on the first floor, and on the second floor three good sized bedrooms and bath. The party wall is built of hollow tile, which reduces fire hazards. The width over both houses is 78 feet. The area, exclusive of porches, is 1584 square feet.

Twin House

ROBERT L. STEVENSON, Architect



First Floor Plan



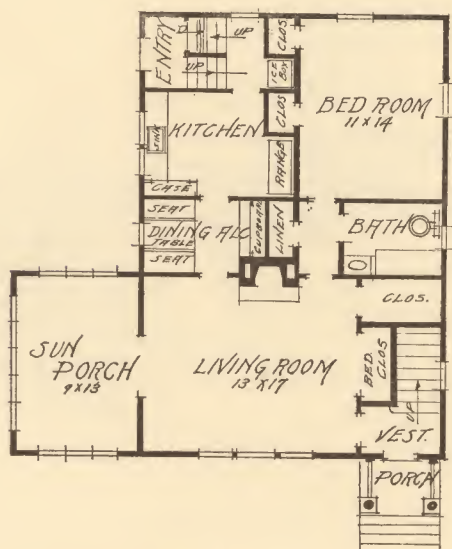
Second Floor Plan

THIS two-family house, designed for a corner lot, has the appeal and outward appearance of a dignified single dwelling. Because of the economy in construction and of the many possibilities in design, this type of house has become very popular. In a two family house of this kind, a great saving of ground is made, and it is possible to eliminate some of the parts necessary if these houses were built singly. Real privacy is gained by the

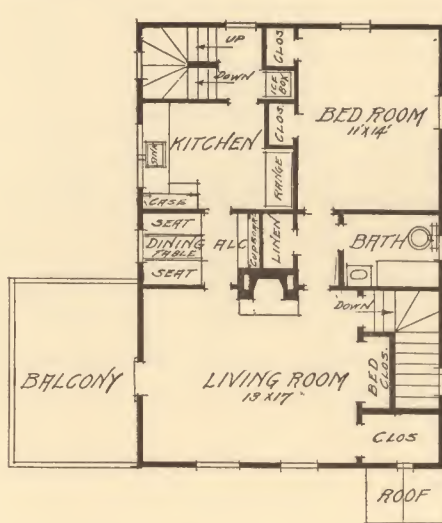
position of the porches. The outside may be of stucco or of shingles for this design. Roof shingles and shutters are of warm brown color. The floor plan is most compact and conveniently planned. Each house has entrance to a small hall which connects with the living room. The second floor has three bedrooms and bath, with ample closet space. The width over all is 53 feet, and the house covers an area of 1080 square feet.

Double House

ROBERT L. STEVENSON, Architect



First Floor Plan



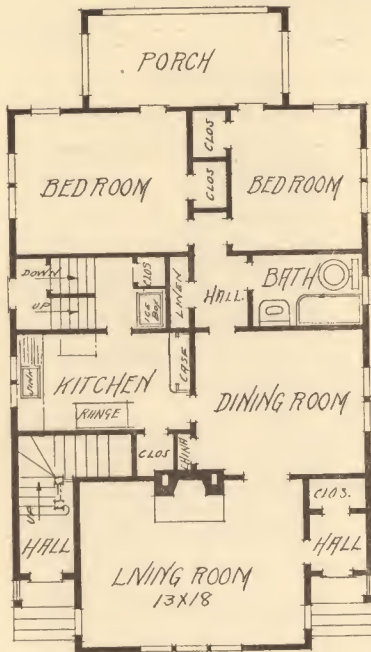
Second Floor Plan

A WELL-PLANNED two-family house that will pay for itself is illustrated above. Each apartment contains a large living room with a bed closet which permits this room to be used as a spare bedroom for guests. The bedroom located at the rear of the house is of ample size for double beds and contains two closets. The bathroom is conveniently located next to the bedroom and just across the passage is located a large linen closet. The kitchen is of ample size for convenient working arrangements. A dining alcove seating five persons adjoins the kitchen and includes a generous size cupboard for china and dishes. A fireplace at the center of the living room

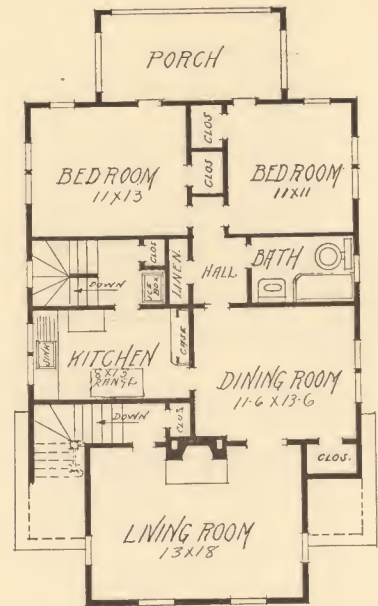
adds to the cheerfulness of this room. Each apartment has a large coat closet at the stairs. The first floor has a sun porch, while the second floor is provided with a balcony, entered by a French door; this balcony can be covered with an awning for shelter in the summer months. The attic is unfinished but stairs make it available for storage or it can be finished and used for two additional bedrooms, if dormers are built in the roof. The dimensions of the house are 23 feet 6 inches x 34 feet. The width over all at sun porch is 33 feet. The area of the house, exclusive of sun porch, is 799 square feet.

Two Family House

ROBERT L. STEVENSON, Architect



First Floor Plan



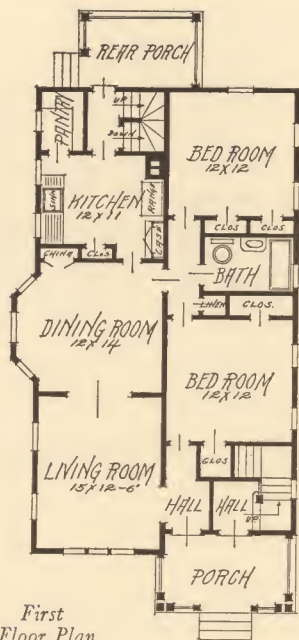
Second Floor Plan

IN this two-family house the upper and lower apartments have separate entrances. The first floor tenant enters at the right of house, into a small hall, and thence into living room. The upper floor tenant enters at the left into a hall with stairs leading to a small hall off the second floor living room. This type of house always finds a ready purchaser as the owner can live on one floor and rent the other for a sum sufficient to pay the carrying charges on the house and pay off the mortgage. The rooms are all of generous size and well lighted. In the

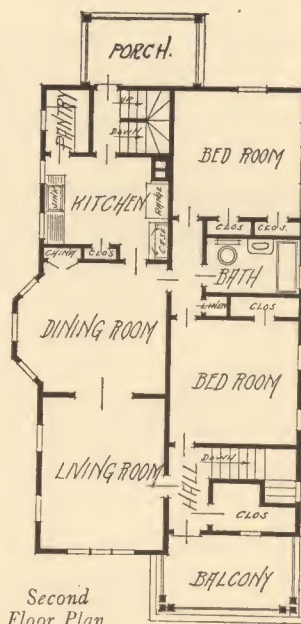
Two Family House

planning, all unnecessary halls and passages have been eliminated, making a very compact and economical house to build. A grade entrance door affords access to rear staircase for both apartments and the basement. An open porch is located at the rear with doors leading from bedrooms. The exterior is finished in long shingles of silver gray color, with shutters at the front of the house only. Separate laundries are provided in the basement. The width of the house is 27 feet 6 inches, and it contains an area of 1086 square feet.

ROBERT L. STEVENSON, Architect



First
Floor Plan



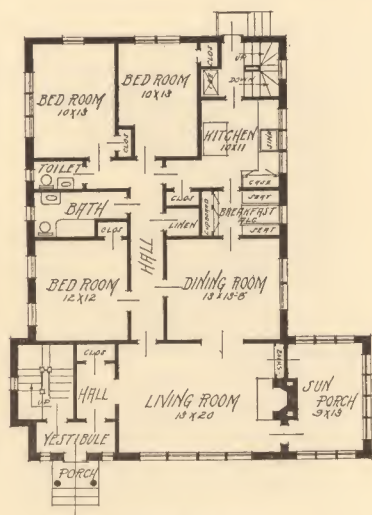
Second
Floor Plan

THIS two-family house was designed to provide spacious quarters at a moderate cost. The simplicity of plan and exterior makes it an economical house to build. This floor plan is ideal for a small family who wish to rent a room to help out in paying the rent, as the front bedroom can be entered directly from the front entrance hall on both floors. Each apartment has a separate outside entrance leading to a small hall off the living room. The dining room connects with the living room by means of a large cased opening and has a built-in china closet.

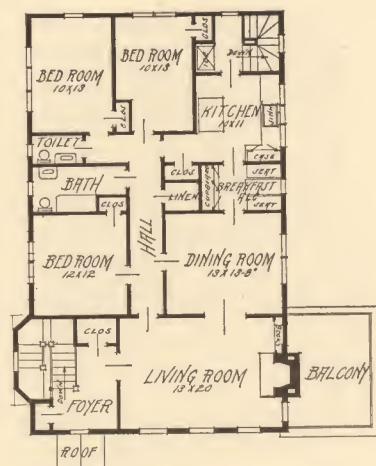
Two Family House

A kitchen pantry is located at rear with space for ice box, counters and cupboards. Each apartment has a rear as well as a front porch. The plan has no waste space. The chimney is located in the kitchen wall, permitting of coal or gas range. Separate laundries and heaters are planned in the basement. The exterior design is adapted to either stucco, shingles or clapboards. The width of the house is 26 feet and contains an area of 1144 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect



First Floor Plan



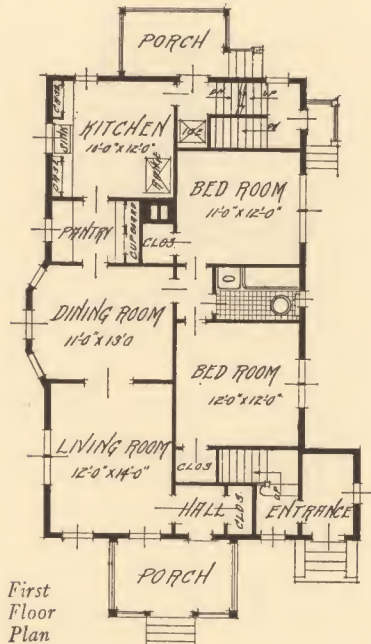
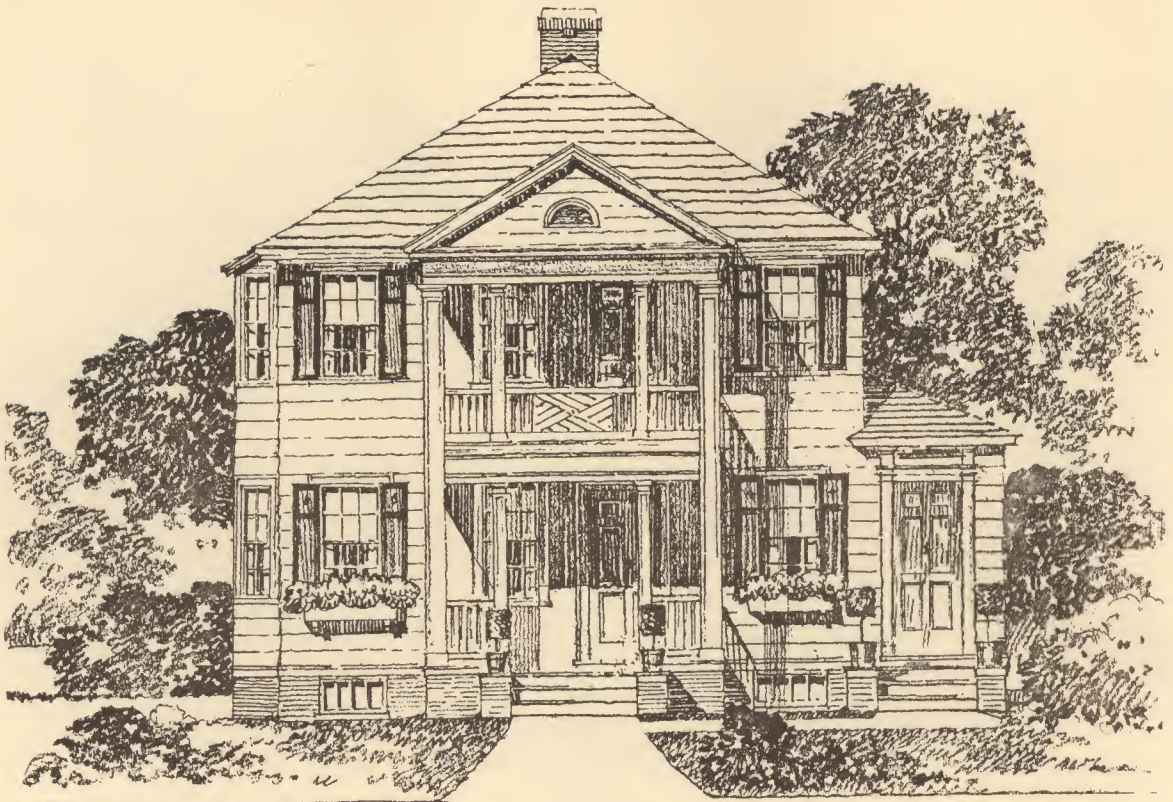
Second Floor Plan

THIS two-family house, having the appearance of a stately single residence, should not depress real estate values in any locality, as is often the case where two-family houses of the stereotyped design are erected. The house illustrated above, beside being uncommonly attractive and pleasing in outside appearance, is also deserving of notice for the interior arrangement. It contains on each floor, a spacious six room apartment having three bedrooms, a large living room, dining room, breakfast nook, kitchen, bath and toilet room. The main entrance to the house is through a covered porch of Colonial detail to a roomy vestibule, with doors leading to a

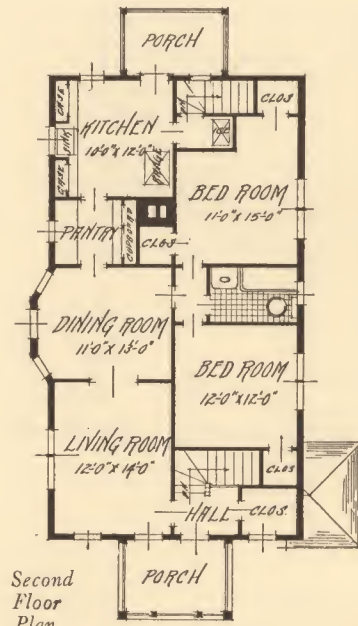
foyer in first floor apartment and to the second floor staircase at the left, which also leads to a foyer off the living room at upper apartment. A passage at the center leads to all rooms of the apartment. The bath and an additional toilet room are conveniently located for the bedrooms. A breakfast room is located between kitchen and dining room, having a large cupboard for china and dishes. The design shows an exterior of brick veneer for the first story and stucco above. A striking feature of the exterior is the staircase bay with its large circular headed window, giving an abundance of light to this part. The house is 31 feet wide and 50 feet deep.

Two Family House

ROBERT L. STEVENSON, Architect



First
Floor
Plan



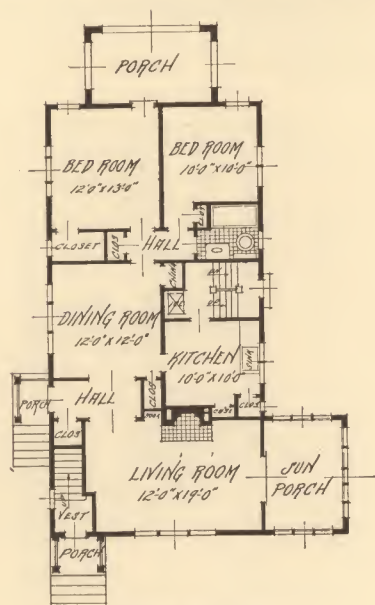
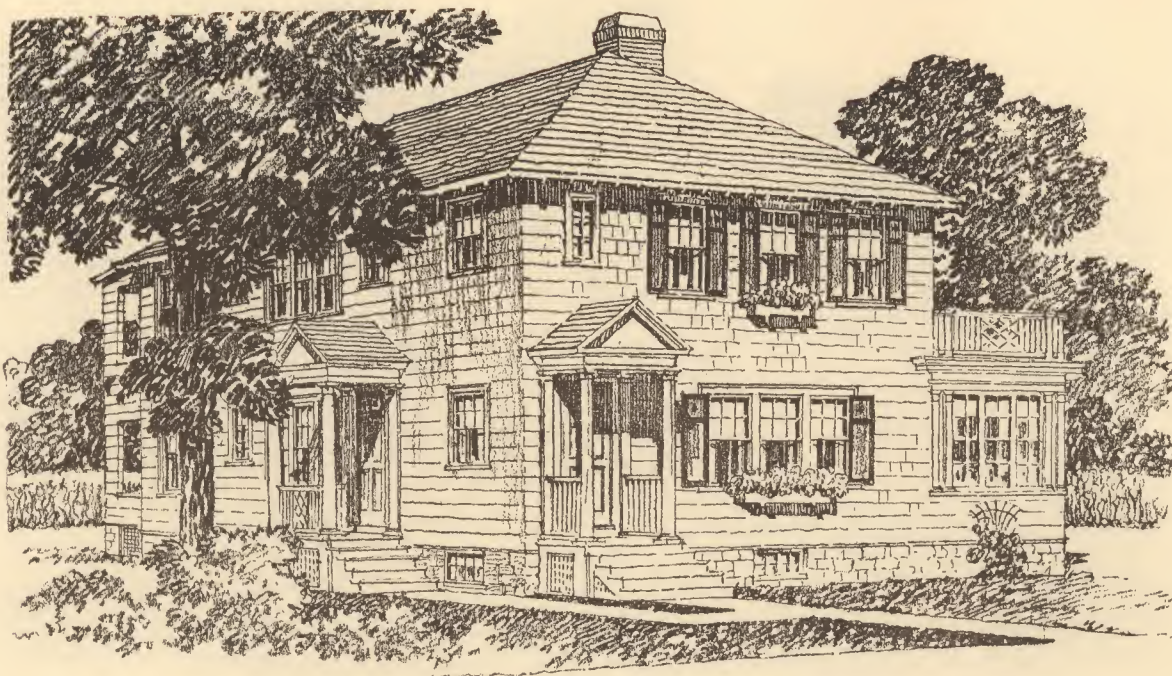
Second
Floor
Plan

THIS dignified two apartment house will help solve the rent problem. A house of this type should prove attractive to many who wish to practice economy by acquiring a home where the owner may occupy one part and rent the other. That he need not forego the pleasure of having a home as attractive and artistic as the single family house with good home atmosphere, is shown by this plan. The house is planned for convenience in housekeeping, simplicity and economy in construction

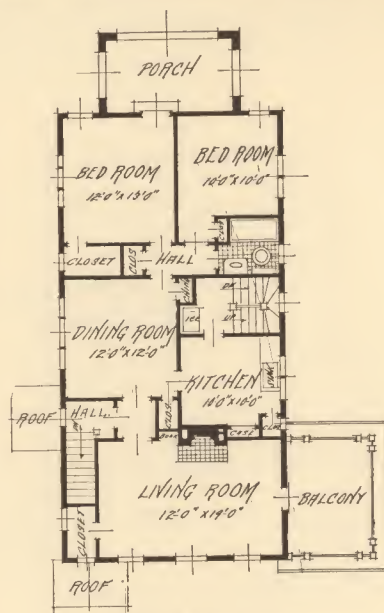
Two Family House

and design, yet retains a pleasing exterior. Each apartment contains five rooms and bath, all well lighted and with ample closet room. A separate front and rear entrance is planned for each apartment. Windows, doors and exterior and interior finish are all of stock pattern and design, and the exterior is covered with wide siding. The dimensions of main house are 25 x 44 and contains an area of 1045 square feet, exclusive of porches.

ROBERT L. STEVENSON, Architect



First Floor Plan



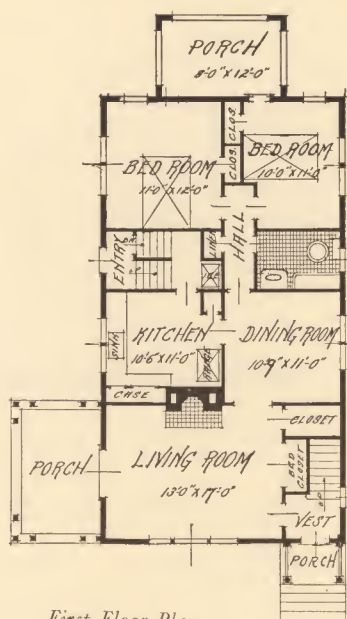
Second Floor Plan

A TWO-FAMILY house has recognized advantages as a home for the thrifty family. It has too often been the case in the past, however, that such thrift has been exercised only by the sacrifice of what is instinctively desired in a home. This house shows what can be done. Its simple, dignified exterior and cheerful, convenient interior will make both owner and tenants feel that it is home. There are no dark rooms or dark passages. The numerous closets and compact kitchen will please the housewife as will also the fact that the

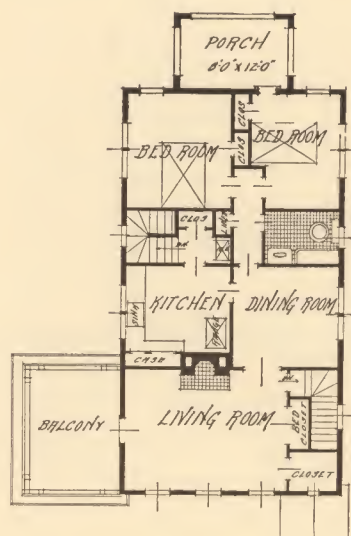
porches are private and not passageways for either visitors or tradesmen. Bedrooms have corner ventilation as does the living room. In spite of its distinctive character, this is an economical house to build and the very slight extra cost over the ordinary box type will be returned many times in re-sale value. The over all width, including porches, is 40 feet, which would allow room for a driveway on a 50 foot lot, although a wider lot would give a better setting. The house covers a ground area of 1100 square feet, exclusive of entrance and porches.

Two Family House

ROBERT L. STEVENSON, Architect



First Floor Plan



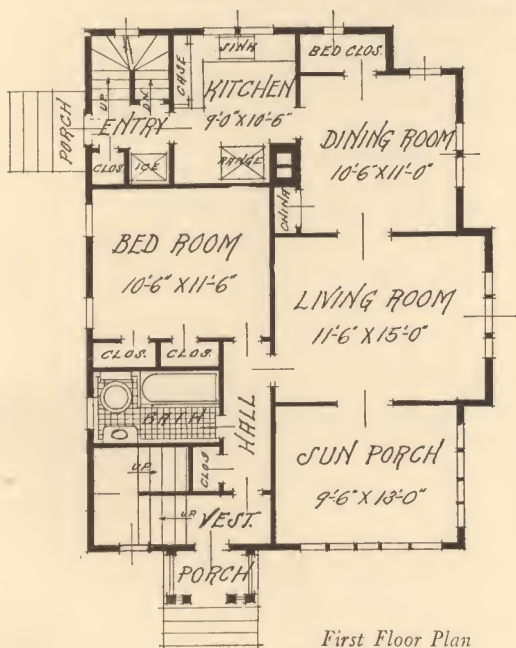
Second Floor Plan

THIS is a two-family house having the appearance of a single dwelling. The plan is a model of compactness, and the well proportioned front entrance gives a dignified and an imposing appearance. It costs no more to build two-family houses that are attractive than it does to build ugly ones. The house consists of two very convenient apartments of five rooms each. The rooms are of uniformly good size providing comfortable living quarters for the average family. There is ample space for all of the furnishings without crowding. The living room is of a generous size with a fireplace in the center of the room. A large coat closet is provided at the side

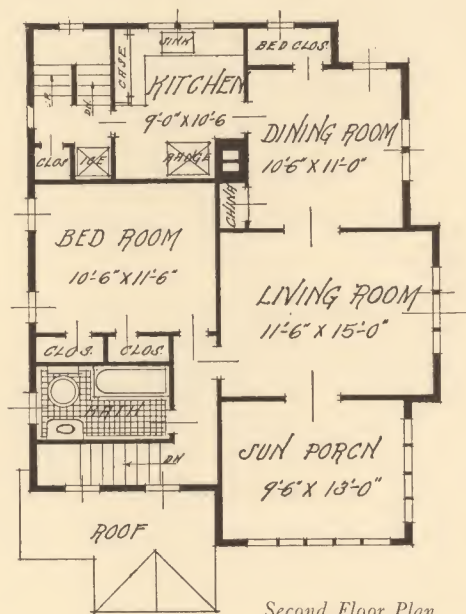
Two Family House

of the entrance door. This closet may also be used for a bed closet making an additional bedroom of living room. The dining room opens off the living room, separated by French glazed doors. The kitchen is just the right size for conveniently preparing meals. Two bedrooms and bath are planned at the rear of the apartment, and ample closet space is provided. At the rear is an open porch accessible from both bedrooms. The dimensions of the main house are 23 feet 6 inches x 42 feet 6 inches. The width of the house at the porch is 33 feet. The area of the house is 1000 square feet.

ROBERT L. STEVENSON, Architect



First Floor Plan



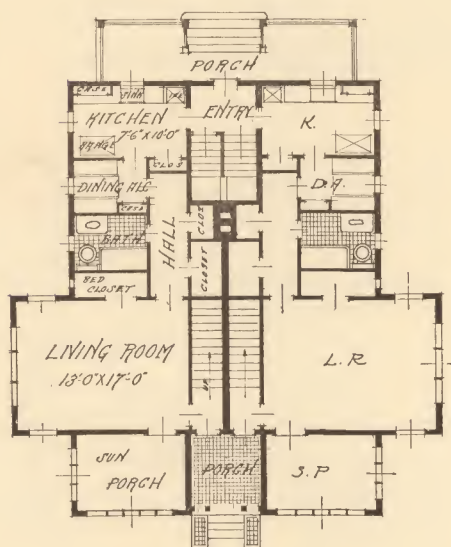
Second Floor Plan

THIS two-family house is a departure from the stereotyped designs to which we are so accustomed for this type of home. Two-family houses and disappearing beds are factors in combatting the high cost of building by those of limited means desiring to build a new home. The two-family house does not have to be designed to look like a freight car. Proper study of the exterior will yield a pleasing house, having a good re-sale value. Disappearing beds have become very popular in the past few

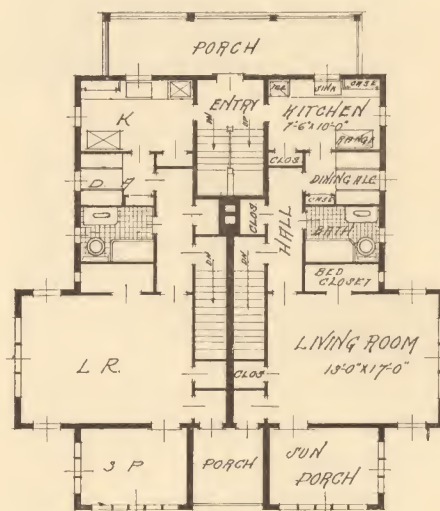
years and will save much room in building, but closets for these beds should have outside ventilation. Each floor contains the equivalent of five rooms by the use of a "bed in a closet" off the dining room. Two rooms can also be finished in attic and reached from rear stair case. These could go with the second floor apartment. The dimensions of house are 27 x 37 feet and it is suitable for a 50 foot lot. Total floor area is 1009 square feet.

Two Family House

ROBERT L. STEVENSON, Architect



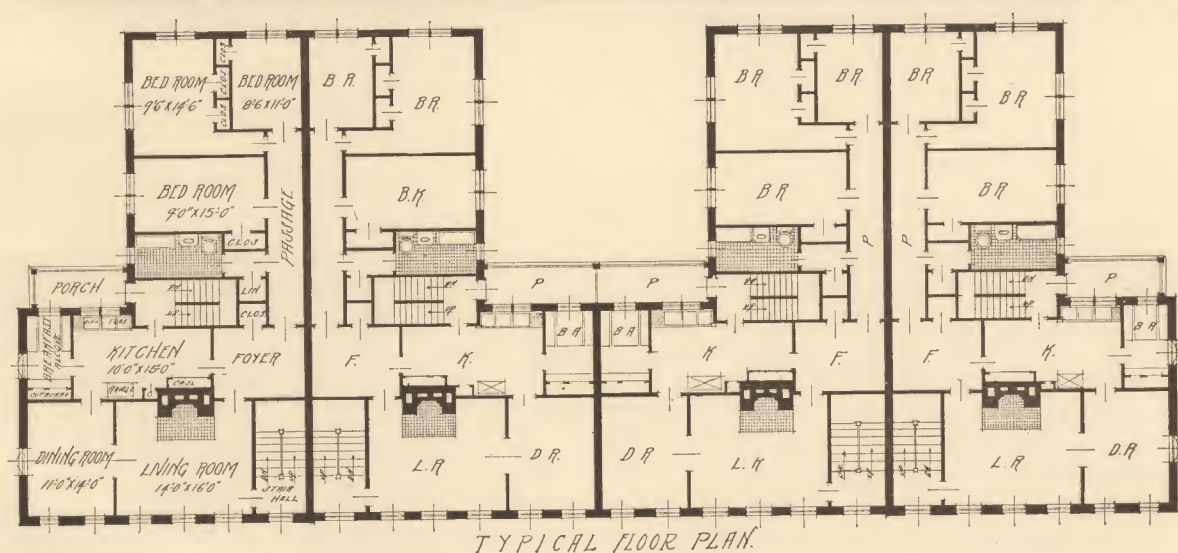
First Floor Plan



Second Floor Plan

THIS is a four-family house of the kitchenette apartment type, having two apartments on each floor. For two people these apartments make a very desirable abode, where housework can be minimized. It is also a good house for the investor to build as small apartments of this type have proved very popular. Each apartment provides for a large living room with a bed closet for "in a closet" bed. These beds swing on the door jamb of the closet and are lowered in place for use. The bed in no way interferes with the daily use of living room. A window in the closet ventilates the bedding when the

closet is shut. Ample closet space is provided back of the bed for clothes. Adjoining the kitchen is a dining alcove seating five persons. A sun porch connecting with the living room is planned for each apartment. This room could be used also for a spare bedroom for guests. Each apartment has front and rear stairs. A party wall of brick or terra cotta at center of building and enclosing rear stairs would be required by most city building laws. The width of house at living rooms is 43 feet. The main house is 31 x 44, including sun porches.



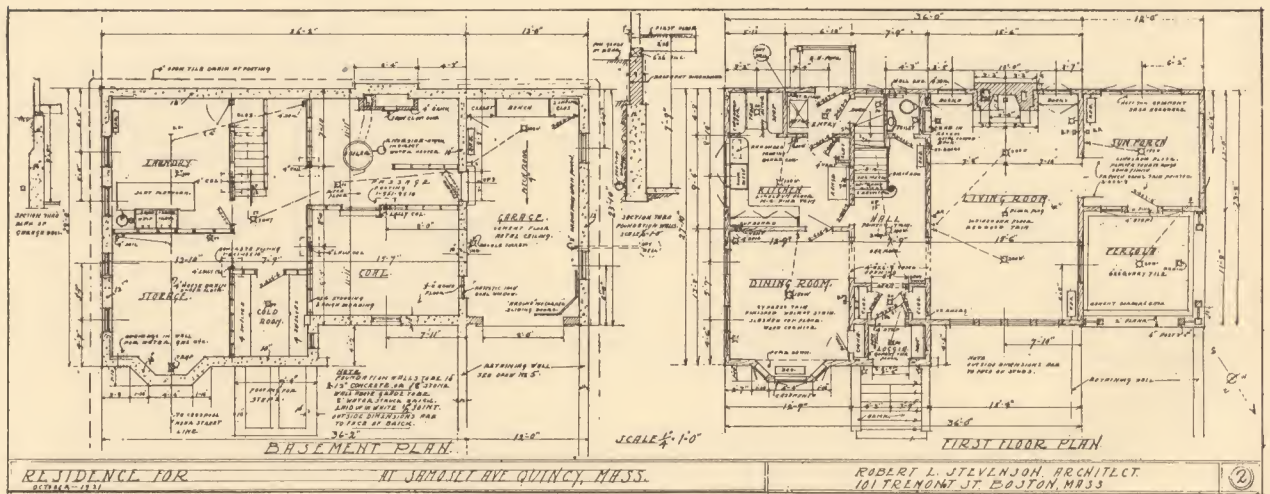
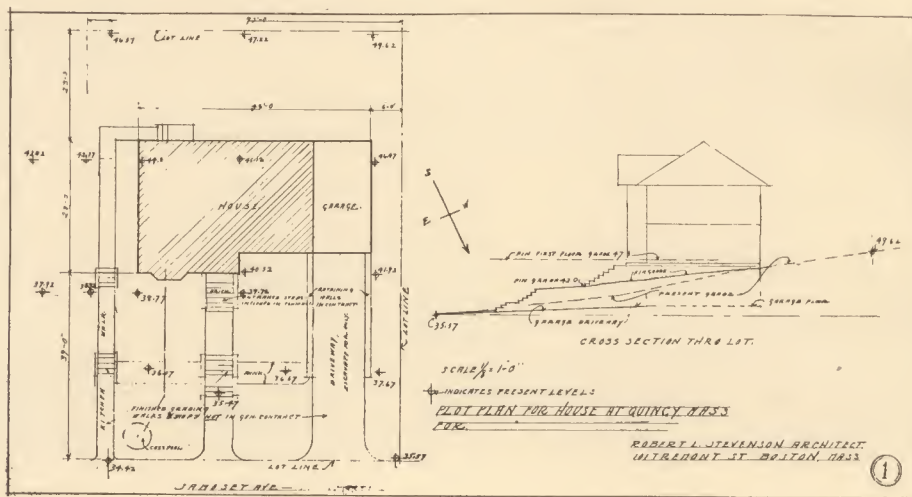
THIS apartment is designed to meet the growing recognition that good design has a financial as well as an aesthetic value. The brick exterior is simple but it has character due to features which add little if anything to the cost. It contains twelve six-room apartments which can be built more economically as shown than in separate units and which will bring fully as great

rental return from each apartment, with a saving in land. The individual apartments are unusually spacious and well provided with closets for this type of quarters. The court is wide, providing good light and ventilation for all rooms. The plan shown has a frontage of 144 feet and covers an area of 6844 square feet or 1711 square feet for each three apartment unit.

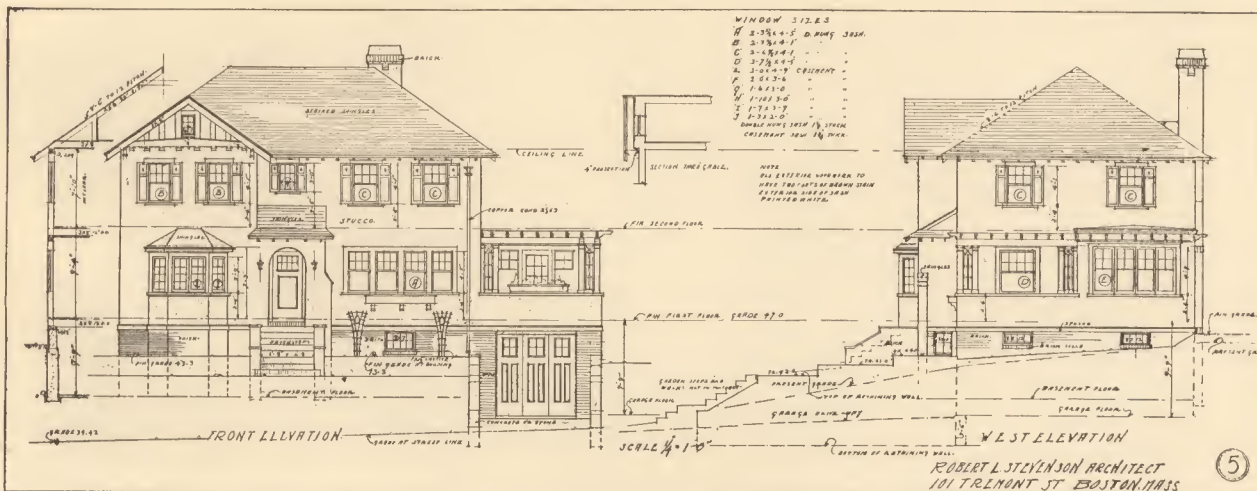
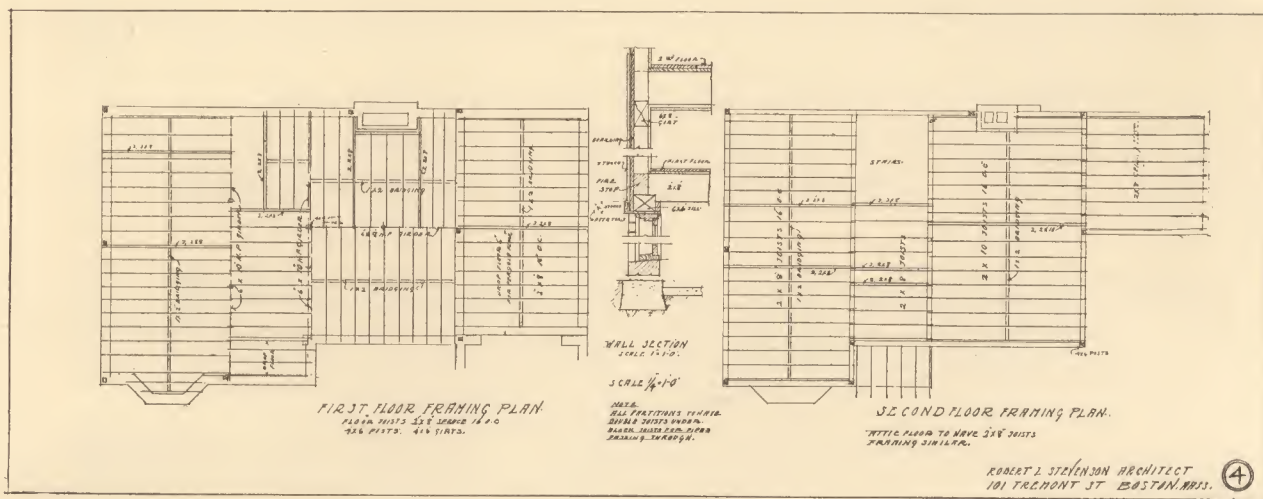
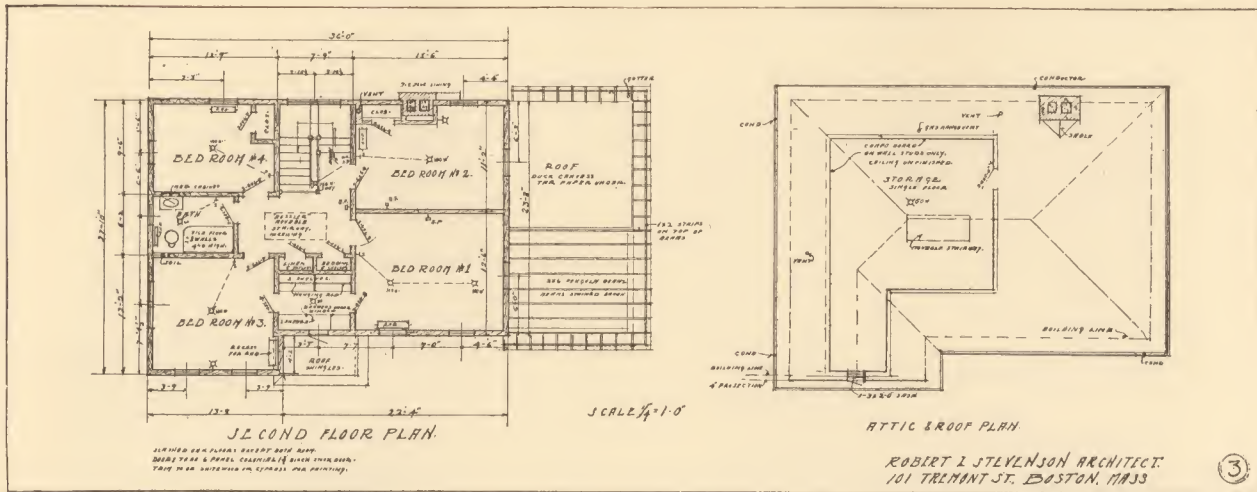
Four Three Family Houses

ROBERT L. STEVENSON, Architect

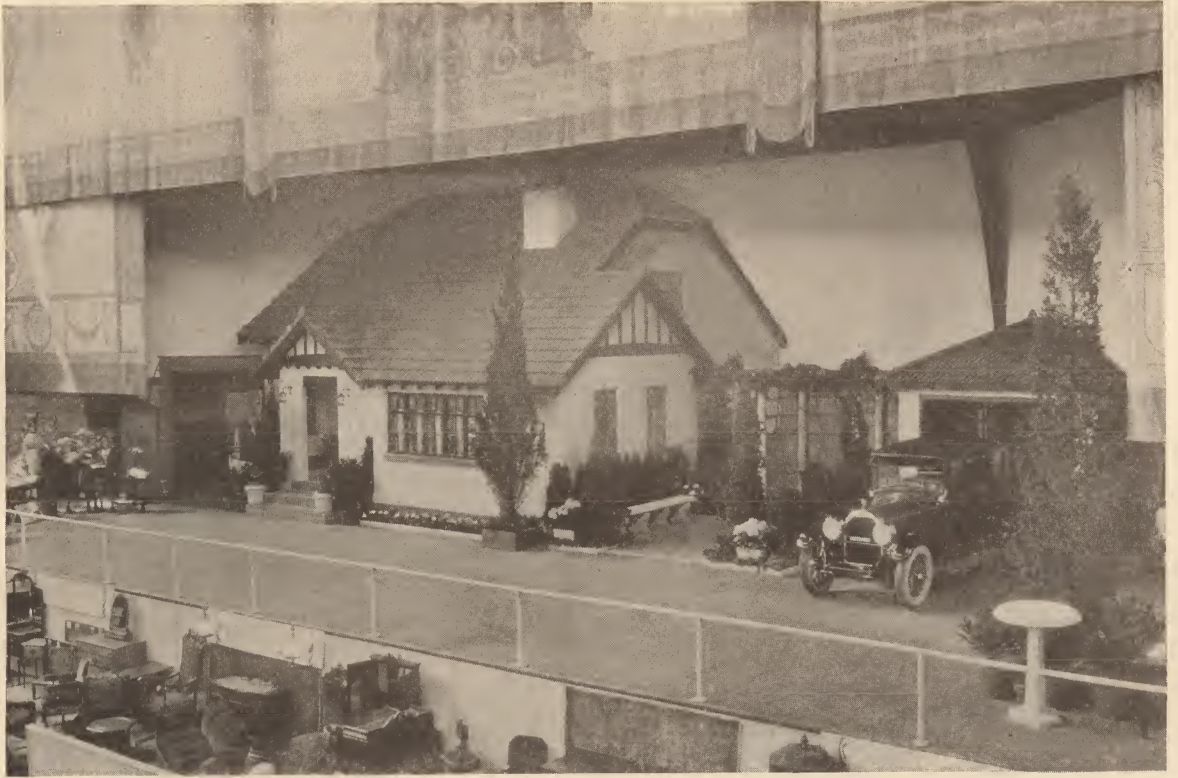
THE illustrations on this and the two following pages show a complete set of working drawings, reduced to one-sixth of actual size. All these drawings are needed for the proper construction of a house of character. As will be noted the set consists of (1) a grading and location plan, (2) and (3) complete plans including heating and lighting, (4) framing plans, (5) and (6) complete elevations, (7) exterior details and (8) interior details. It will pay any prospective home builder to study these plans so that he may get an idea of what is required for the proper construction of a house and so that he will know what he should have in a set of plans if he is to build economically and to his lasting satisfaction.



WORKING DRAWINGS
ONE-SIXTH OF ACTUAL SIZE



WORKING DRAWINGS
ONE-SIXTH OF ACTUAL SIZE



CONCRETE HOUSE

BUILT ON THE STAGE OF MECHANICS' HALL, BOSTON — HOME BEAUTIFUL EXPOSITION, 1923
 Designed for Portland Cement Association by Robert L. Stevenson, Architect





